

Executive Summary Report

Appraisal Date 1/1/2002 - 2002 Assessment Roll

Area Name / Number: Mercer Island / 34

Previous Physical Inspection: 1998

Sales - Improved Summary:

Number of Sales: 439

Range of Sale Dates: 1/2000 – 12/2001

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$355,900	\$283,100	\$639,000	\$727,400	87.8%	13.34%
2002 Value	\$423,600	\$293,900	\$717,500	\$727,400	98.6%	8.75%
Change	+\$67,700	+\$10,800	+\$78,500		+10.8%	-4.59%
% Change	+19.0%	+3.8%	+12.3%		+12.3%	-34.41%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -4.59% and -34.41% actually represent an improvement.

Sales used in Analysis: All improved sales, which were verified as good were included in the analysis. Multi-parcel, multi-building, and mobile home sales were excluded. In addition the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2001 Assessment Roll. This excludes previously vacant and destroyed property partial value accounts.

Total Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$424,800	\$290,000	\$714,800
2002 Value	\$499,800	\$290,400	\$790,200
Percent Change	+17.7%	+0.1%	+10.5%

Number of improved Parcels in the Population: 6,692

Total Population - Non Waterfront Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$337,600	\$257,100	\$594,700
2002 Value	\$398,300	\$247,600	\$645,900
Percent Change	+18.0%	-3.7%	+8.6%

Number of Non-Waterfront improved Parcels in the Population: 6063.

**Total Population -
Waterfront Improved Parcel Summary Data:**

	Land	Imps	Total
2001 Value	\$1,265,300	\$607,100	\$1,872,400
2002 Value	\$1,478,200	\$702,800	\$2,181,000
Percent Change	+16.8%	+15.8%	+16.5%

Number of Waterfront improved Parcels in the Population: 629

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2001 or 2002 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

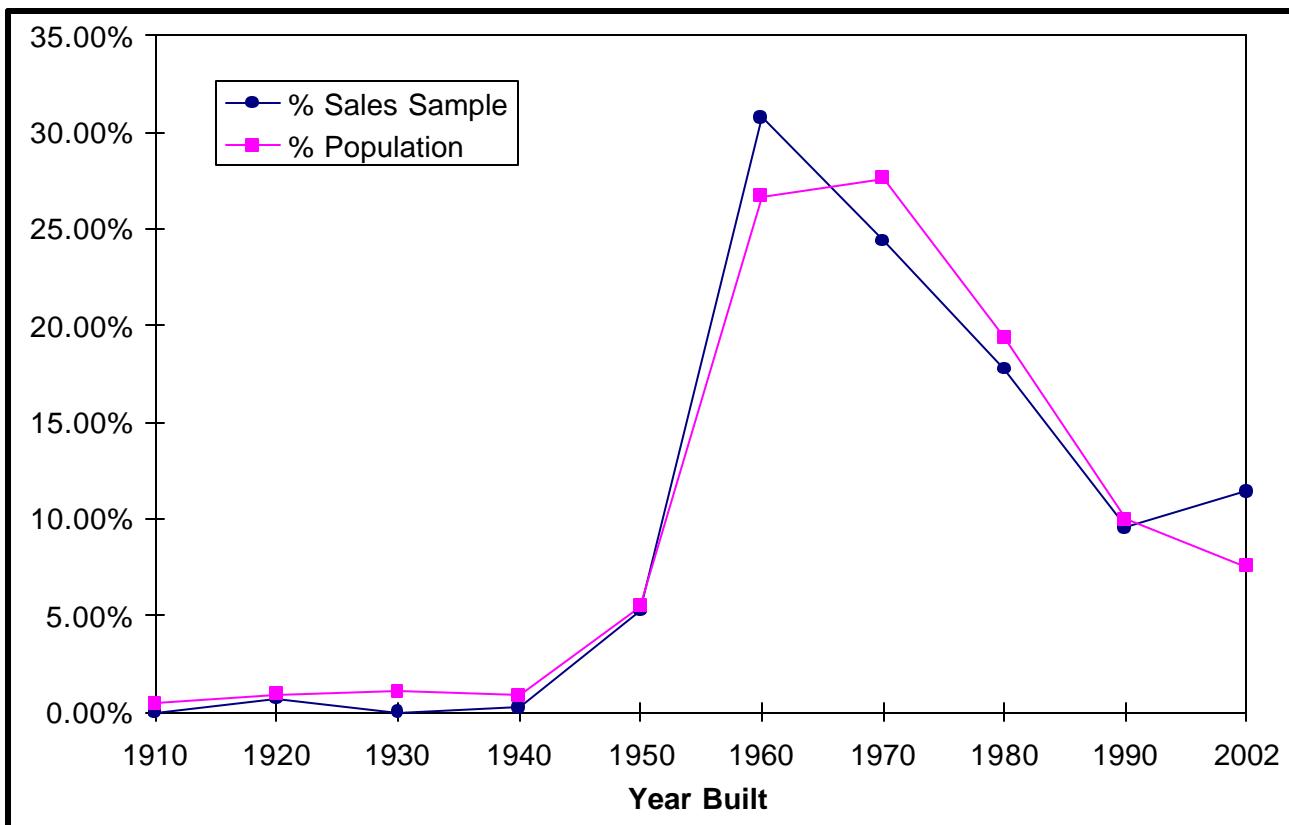
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2002 Assessment Roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	0	0.00%
1920	3	0.68%
1930	0	0.00%
1940	1	0.23%
1950	23	5.24%
1960	135	30.75%
1970	107	24.37%
1980	78	17.77%
1990	42	9.57%
2002	50	11.39%
	439	

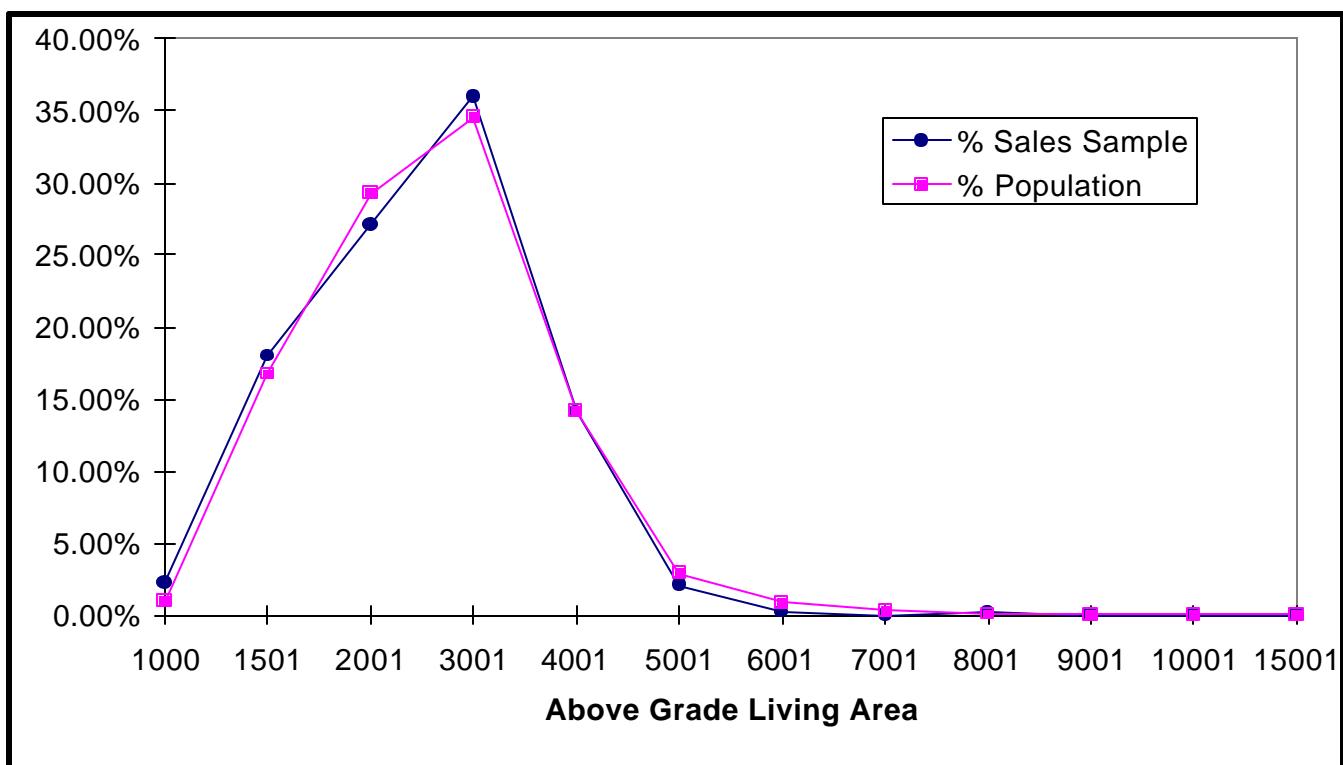
Population		
Year Built	Frequency	% Population
1910	31	0.46%
1920	61	0.91%
1930	72	1.08%
1940	56	0.84%
1950	366	5.47%
1960	1785	26.67%
1970	1850	27.64%
1980	1297	19.38%
1990	668	9.98%
2002	506	7.56%
	6692	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

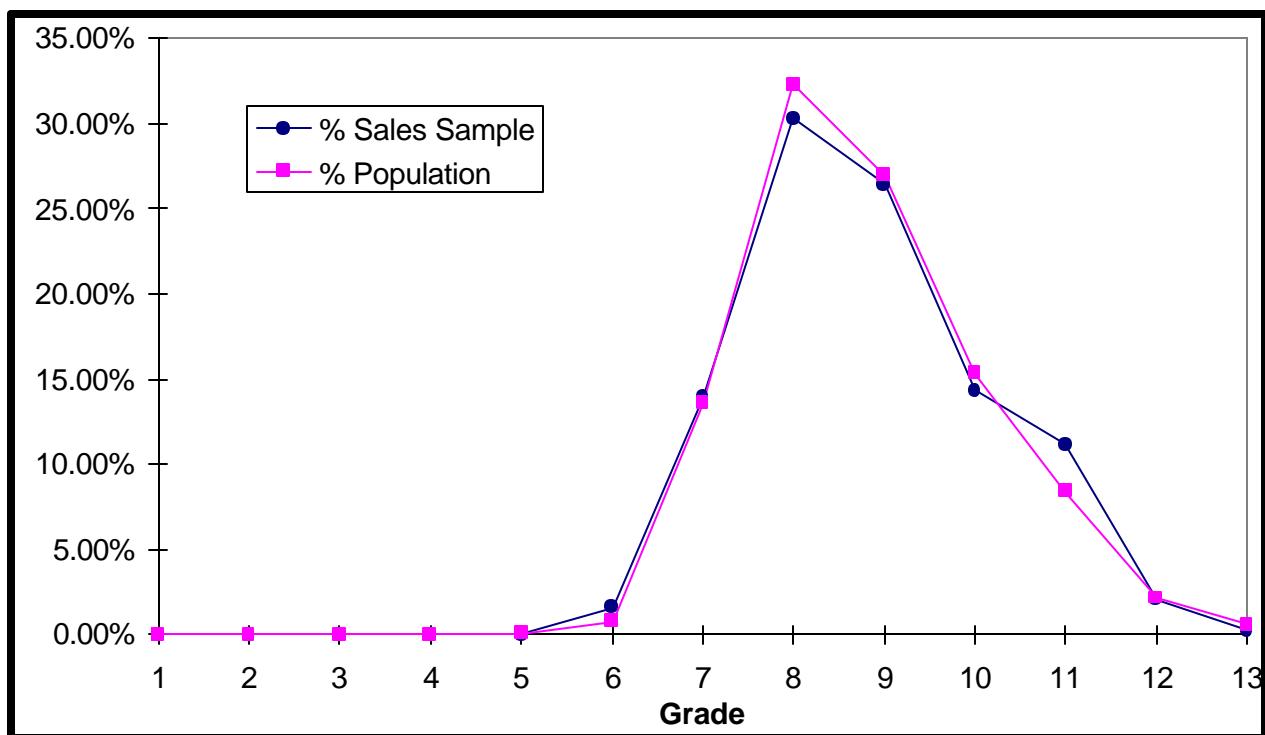
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
1000	10	2.28%	1000	63	0.94%
1501	79	18.00%	1501	1121	16.75%
2001	119	27.11%	2001	1960	29.29%
3001	158	35.99%	3001	2314	34.58%
4001	62	14.12%	4001	946	14.14%
5001	9	2.05%	5001	196	2.93%
6001	1	0.23%	6001	57	0.85%
7001	0	0.00%	7001	21	0.31%
8001	1	0.23%	8001	6	0.09%
9001	0	0.00%	9001	4	0.06%
10001	0	0.00%	10001	1	0.01%
15001	0	0.00%	15001	3	0.04%
439			6692		



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

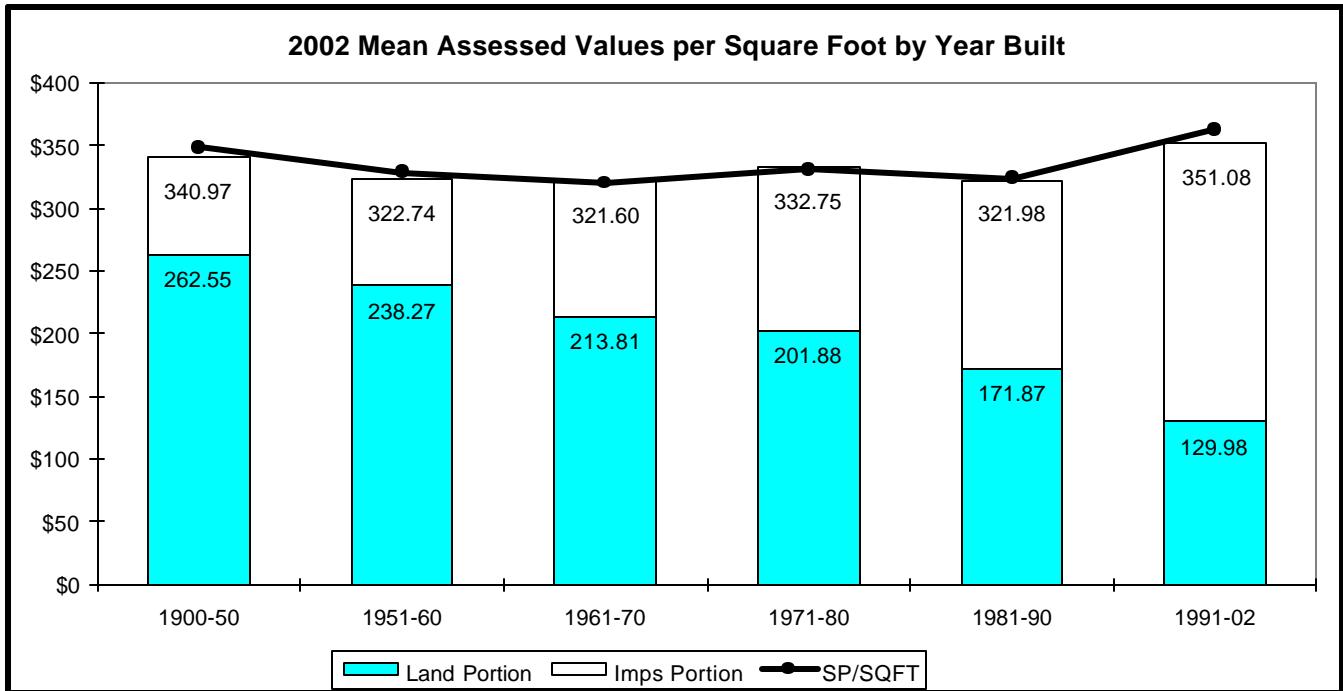
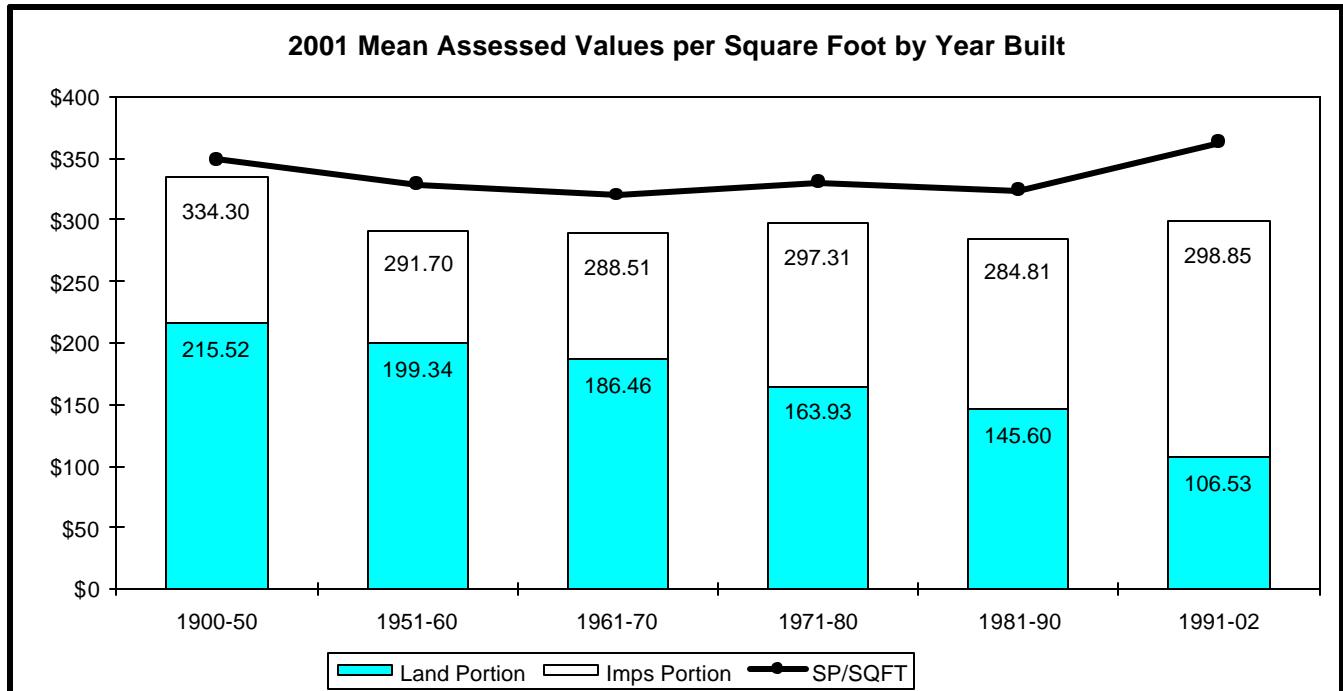
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	3	0.04%
6	7	1.59%	6	52	0.78%
7	61	13.90%	7	907	13.55%
8	133	30.30%	8	2161	32.29%
9	116	26.42%	9	1803	26.94%
10	63	14.35%	10	1024	15.30%
11	49	11.16%	11	562	8.40%
12	9	2.05%	12	143	2.14%
13	1	0.23%	13	37	0.55%
	439			6692	



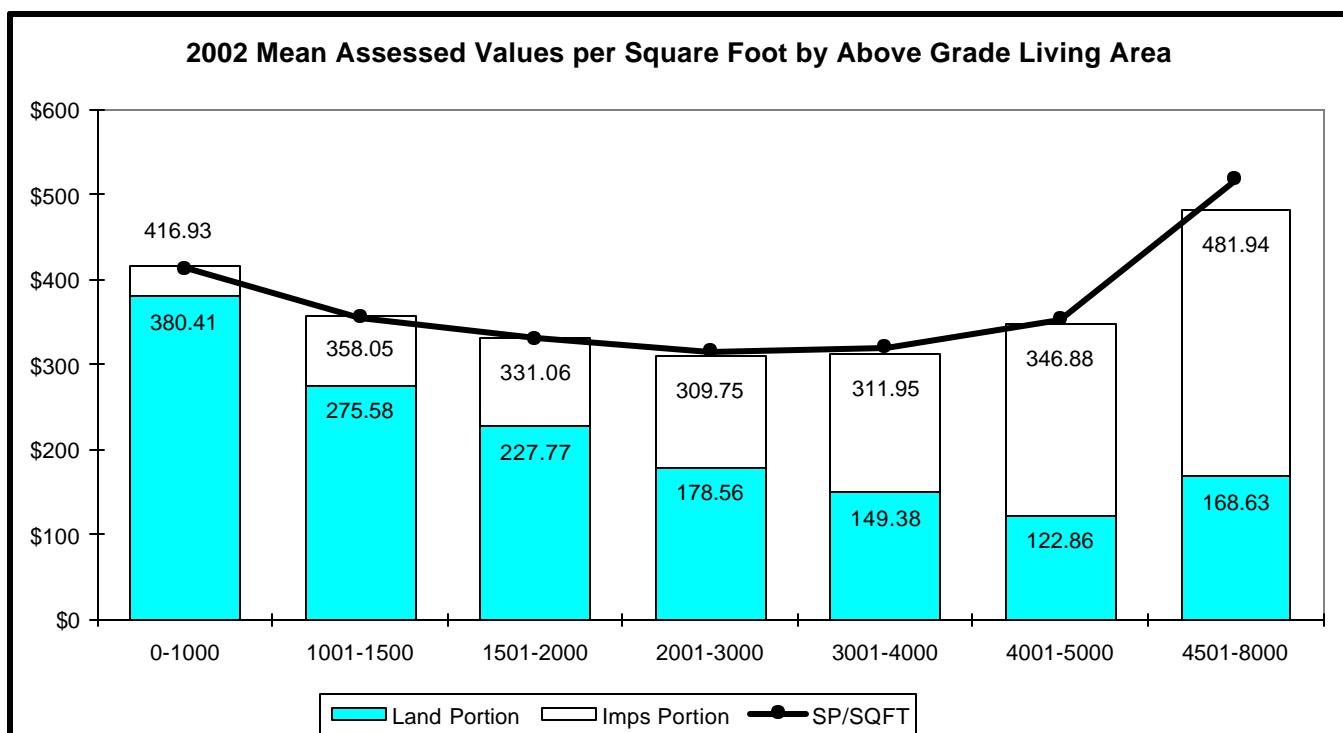
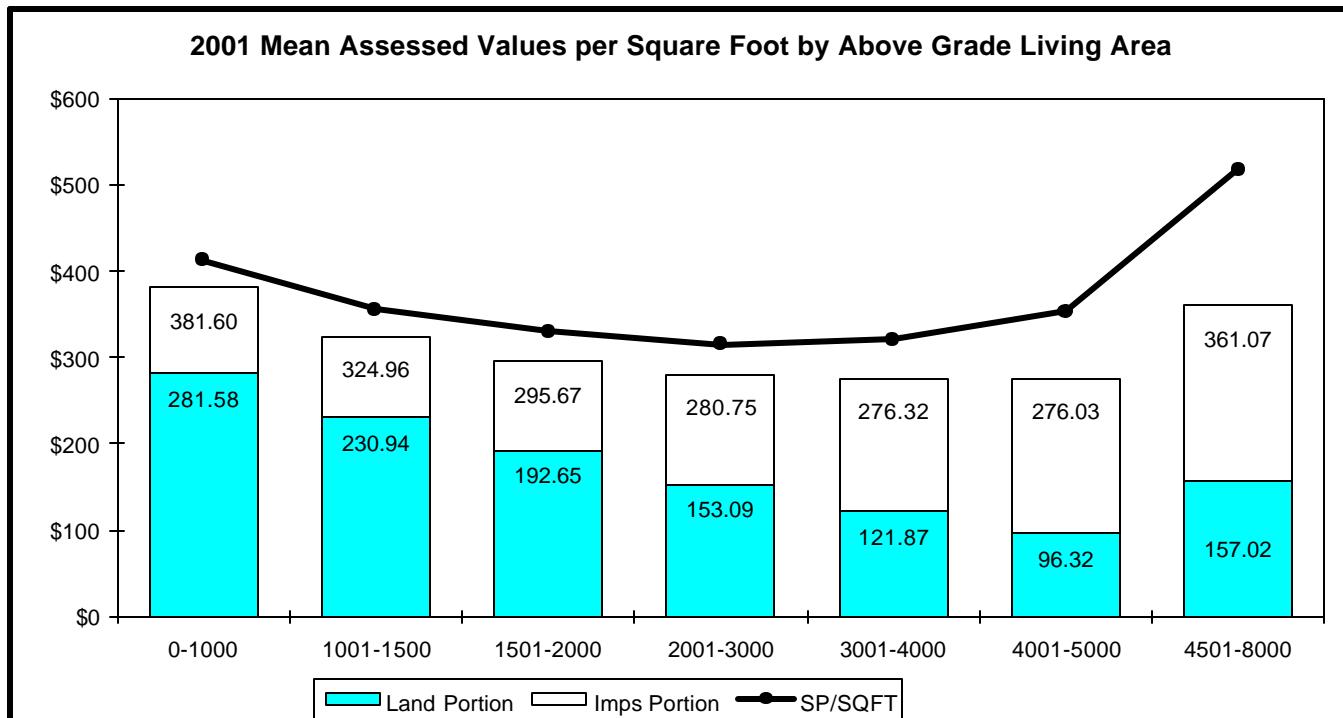
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



The values shown in the improvement portion of the chart represent the total combined value for land and improvements.

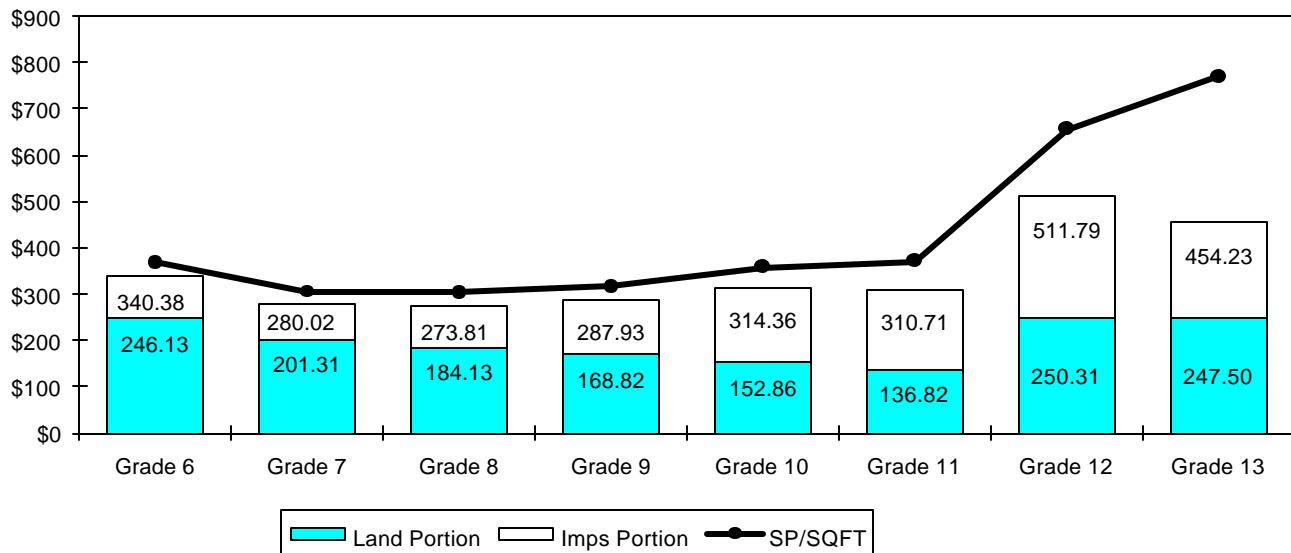
Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



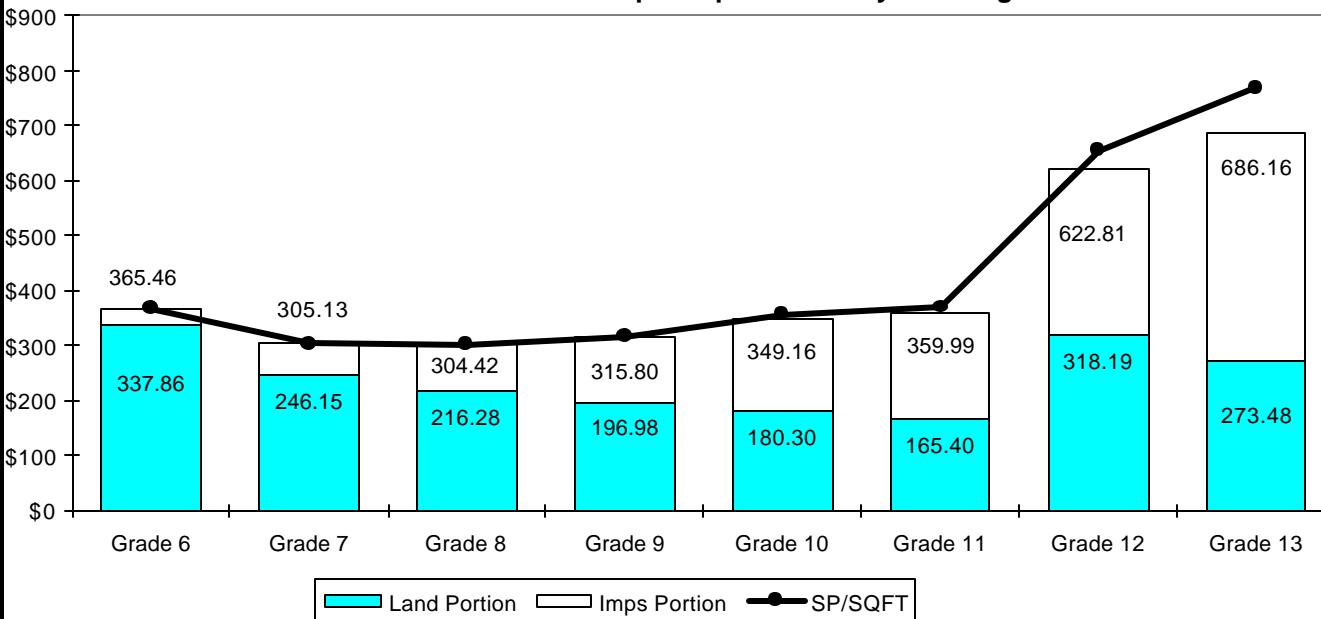
The values shown in the improvement portion of the chart represent the total combined value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Grade

2001 Mean Assessed Values per Square Foot by Building Grade

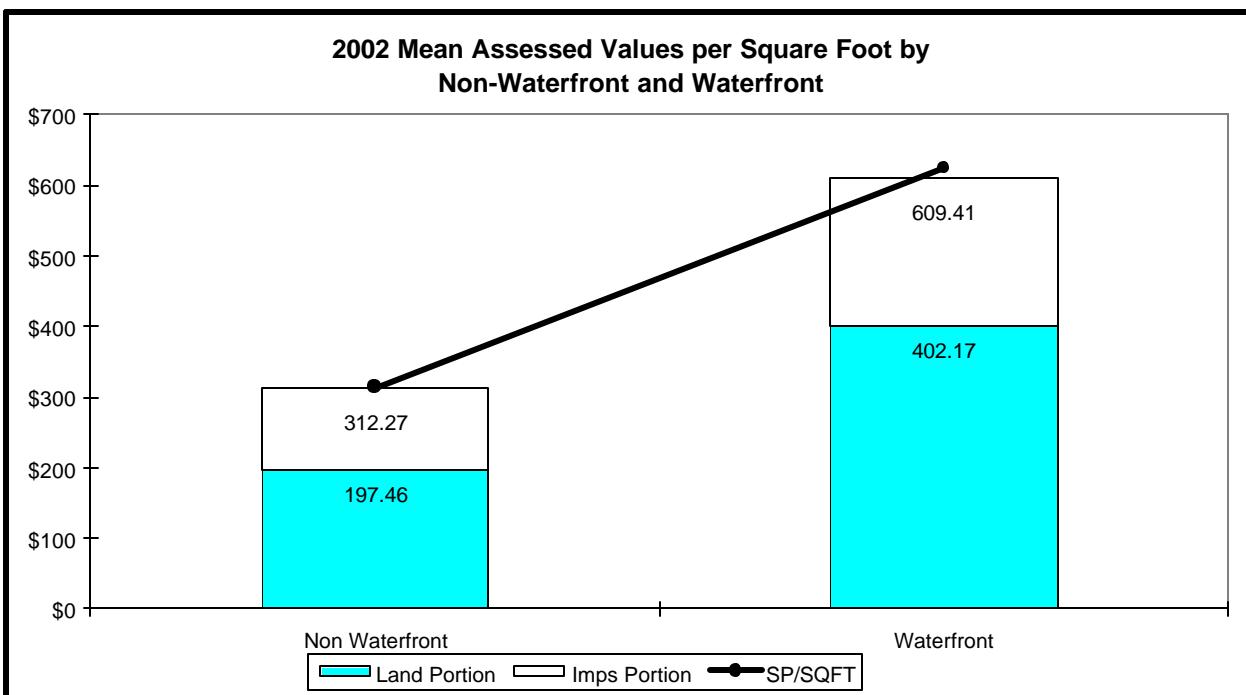
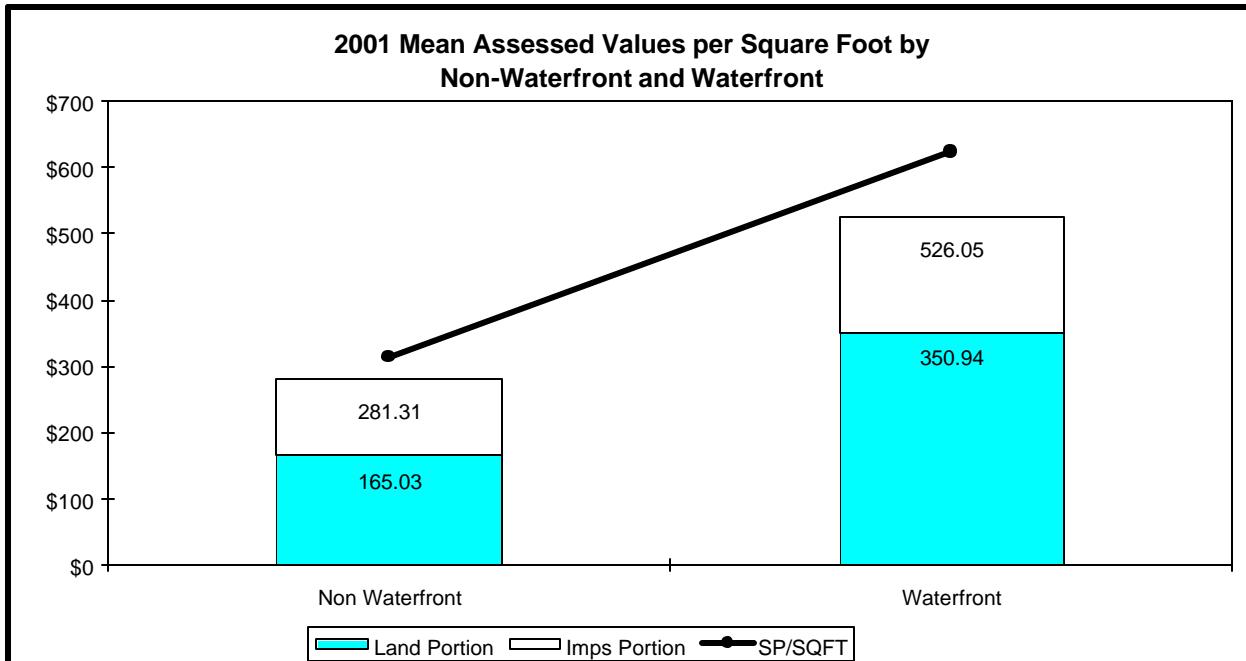


2002 Mean Assessed Values per Square Foot by Building Grade



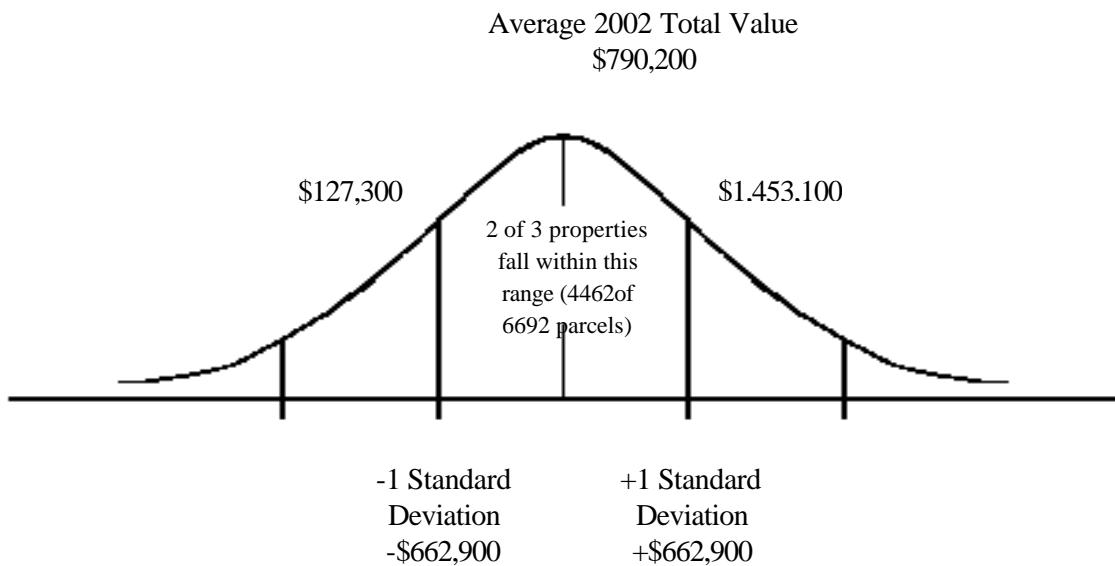
The values shown in the improvement portion of the chart represent the total combined value for land and improvements. There are only nine Grade 12 and one Grade 13 sale in the sales sample (representing .1% of the population), so the data for this strata is not significant.

Comparison of 2001 and 2002 Per Square Foot Values by Waterfront and Non-Waterfront



These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2001 or 2002 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements, which make relatively little contribution to total value.

Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- ?? Sales from 1/2000 to 1/2002 (at minimum) were considered in all analyses.
- ?? No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- ?? This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.
- ?? King County Residential Appraisers have carefully considered the impact of the national and regional economy on King County's residential real estate market. Prior to the current assessment cycle, countywide ratio studies were performed to reaffirm market direction and promote uniform valuation.

Identification of the Area

Name or Designation:

Mercer Island

Boundaries:

Mercer Island is surrounded by Lake Washington. Ingress and egress is via I-90, which runs through the north end of the island in an east to west direction.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 34 is located between the central Seattle core on the west, Bellevue to the north and east, and Renton to the south. The I-90 corridor bisects the island on the north end, creating excellent access to both the greater Seattle area and the Bellevue business community. The properties are all within the jurisdiction of the City of Mercer Island. Mercer Island has one of the top school districts in the state. There is a great diversity in the area. It is comprised of both waterfront and non-waterfront properties with improvements built from the early 1900's to the present, and intermingled with condominiums, apartments and commercial properties.

Recreational opportunities can be found at several local neighborhood parks in the area. The largest is Luther Burbank Park with 77 acres and three quarters of a mile of Lake Washington waterfront. There are walking trails, tennis and basketball courts, picnic facilities and docks with daily moorage for up to 20 craft. The main commercial area, which services residences of Mercer Island, is located just south of I-90 at the center of the Island. Improvements range from older grade 4 homes to grade 13 mansions in "estate" settings on the shores of Lake Washington. With a lack of vacant, buildable sites, much of the development has involved demolition of existing houses or major renovations to existing homes. A premium is paid for sites with waterfront, views and larger lots; however, even smaller sites with limited or no views are being purchased and existing improvements demolished or extensively remodeled. Many of the remaining vacant land sites are impacted with topography or water problems. The area has a population of 7585 parcels, of which 88% are improved.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2002 recommended values. This study benchmarks the current assessment level using 2001 posted values. The study was also repeated after application of the 2002 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 13.34% to 8.75%.

Scope of Data

Land Value Data:

Vacant sales from 1/2000 to 1/2002 were given primary consideration for valuing land. There were an adequate number of vacant land sales in all portions of the market to establish land values. Vacant 1999 waterfront land sales and properties with imps of little or no value were also reviewed for further support of the land model. Sales are listed in the “Land Sales Used” and “Land Sales Removed” sections of this report. Additional information resides in the Assessor’s procedure manual located in the Public Information area of the King County Administration Building.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the “Sales Used” and “Sales Removed” sections of this report. Additional information resides in the Assessor’s procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor’s cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor’s cost model was developed by the King County Department of Assessments in the early 1970’s. It was recalibrated in 1990 to roughly approximate Marshall & Swift’s square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

There are 6692 improved parcels in Area 34. There are two main markets in this area; the uplands with 6063 parcels, and the waterfront with 629 parcels. The Island is also segregated into seven sub areas and sub 6 was further segregated into 3 neighborhoods to delineate the different market areas within sub 6.

There were sufficient land sales in the upland areas to serve as a basis for land valuation, and separate models were made for each market area. Adjustments were made for view, topography, and traffic.

1999 waterfront sales and properties with imps of little or no value were reviewed due to limited number of waterfront sales; however, they were not used in the model building. Waterfront properties were valued based on value per front foot. The total land values also included, or made adjustments for view, size, location, access, topography, slides, watercourse, and total useable site area

Following is a map indicating neighborhoods and several pages of land charts with further neighborhood descriptions.

During and after model development, field inspection was completed to review models as necessary. Exceptions were appraised by direct sales comparison and appraiser judgment. A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

Land Valuation Models for 34-1

Area 34-1 is located at the north end of Mercer Island. The neighborhood boundaries are Lake Washington to the north, west, and east and Interstate 90 to the south.

The non-waterfront lots typically range in size from 6,000 to 16,000 square feet, and have a mostly level topography. Some homes have fair to excellent views of Lake Washington. There are six communities that have waterfront rights. Their community beaches range in size from 40 waterfront feet to 200 waterfront feet. All have docks and individual boat slips for moorage with the exception of the Mercerwood Community Beach, which has a dock only for day moorage. Properties with a community beach sell at a premium and the lots have been given an additional adjustment.

The typical waterfront parcel has 90 waterfront feet and 200-300 foot of effective depth. A majority of the sites are level or have a slight slope down to the water with relatively easy street access. A few have medium to high bank waterfront with difficult access to the water. A small minority of the lots are “Flag” shaped; these typically have waterfront footages less than 40 front feet. Due to this narrow width along the water, the improvements are built further from the water, which reduces the view amenity. These sites were valued as a non-waterfront parcel with an additional \$13,000 per waterfront foot.

Those in close proximity to Interstate 90 are coded with traffic noise. The parcels owned by either the State, County or City of Mercer Island have been valued at market value.

Land Model 34-1 Uplands

Lot Size	Land Value
0-3,999 SF	\$225,000
4,000 SF- 4,999 SF	\$250,000
5,000 SF- 6,999 SF	\$275,000
7,000 SF- 7,999 SF	\$300,000
8,000 SF- 8,999 SF	\$325,000
9,000 SF-12,999 SF	\$350,000
13,000 SF-16,999 SF	\$375,000
17,000 SF-18,999 SF	\$450,000
20,000 SF-24,999 SF	\$500,000
25,000 SF-29,999 SF	\$550,000
30,000 SF-34,999 SF	\$625,000
35,000 SF-39,999 SF	\$700,000
=/>40,000 SF	Exception

Adjustments to base lot

Topography -5% to -40%

Proximity to I-90: -5% -45%

Waterfront Access Rights

Plat	Adjustment	Interest	Waterfront Footage
Mercerwood	+\$50,000	1/28	40
Sterling Cove	+\$175,000	1/4	60
El Dorado	+\$200,000	1/6	200
Major Minor			
545260-10-20-30-40-90-100	+\$175,000	1/6	50
810610-90-91-92	+\$200,000	1/3	100
810610-10-11-12	+\$175,000	1/3	35

View Adjustment

Fair Lake/Average Territorial	+\$50,000
Average Lake	+\$100,000
Good Lake	+\$175,000
Excellent Lake	+\$275,000

Waterfront Land Model 34-1

Waterfront Feet	Lot Size	Price per front foot and Adjustment
<50 FF (Flag lots)		\$13,000 FF plus Upland land model
50 FF-59 FF	11,000 - 22,000 SF	\$27,000
60 FF-69 FF	12,000 - 24,000 SF	\$27,000
70 FF-79 FF	13,000 - 26,000 SF	\$27,000
80 FF-89 FF	15,000 - 28,000 SF	\$27,000
90 FF-99 FF	18,000 - 30,000 SF	\$27,000
100 FF-119 FF	20,000 - 35,000 SF	\$27,000
120 FF-140 FF	24,000 - 40,000 SF	\$27,000
141 FF-190 FF	29,000 - 50,000 SF	\$27,000
=/>191 FF		Exception parcel
NW 07-24-05		\$25,000
SE 07-24-05		\$25,000
Adjustments		
Lot size less than typical		-5% to -30%
Lot size greater than typical		+5% to +30%
Medium Bank		-15%
High Bank		-30%
Irregular Shaped Lots		-5% to -25%
I-90 Bridge impact		-5% to -45%
View Adjustments		
Excellent view considered in Waterfront land model		
Good view		-\$100,000
Average view		-\$175,000
Fair view		-\$225,000

Land Valuation Model for 34-2

This Sub Area is located south of I-90, between 76th Ave. SE and E. Mercer Way, and north of SE 40th ST, at the northeastern side of Mercer Island. There are 796 parcels in the Sub Area, 94% of which are improved.

Major #	Plat Name	QSTR	Zoning	Lot Size	2003 Base Land
206355	Donahue Subdivision	NE 12-24-04	R-9.6	9,628 to 19,536 SF	\$350,000
216241	East Mercer Park No. 2	SE 07-24-04	MF-2	2,325 to 9,262 SF	\$280,000
289680	Green Brier Pointe	SE 07-24-05	R-8.4	13,804 to 14,257 SF	\$350,000
347500	Housleys Addition	SE 12-24-04	R-9.6	9,675 to 10,642 SF	\$325,000
384490	Kerry Hills Estate	SW 07-24-05	R-9.6	9,835 SF	\$325,000
445790	Lucas Hill Div 2	SE 12-24-04	R-9.6	10,000 to 13,375 SF	\$325,000
445810	Lucas Hill Div 3	SE 12-24-04	R-9.6	10,500 to 15,980 SF	\$325,000
445820	Lucas Hill Div 4	SE 12-24-04	R-9.6	9,945 to 12,330 SF	\$325,000
445830	Lucas Hill Div 5	SE 12-24-04	R-9.6	9,464 to 14,100 SF	\$325,000
545230	Mercer Park Addition	NE 12-24-04	R-9.6	9,601 to 50,000 SF	\$325,000
545600	Mercer Wood Addition	NE 18-24-05	R-8.4	7,125 to 14,100 SF	\$325,000
545900	Mercerdale #2	SE 12-24-04	R-8.4	7,540 to 17,500 SF	\$325,000
545930	Mercer Wood Div 2	NE 18-24-05	R-8.4	7,700 to 11,500 SF	\$300,000
545950	Mercer Wood Div 3	NE 18-24-05	R-8.4	9,630 to 17,500 SF	\$325,000
546090	Mercer Wood Replat	SE 07-24-05	R-8.4	8,275 to 15,284 SF	\$350,000
640230	Orchid Lane #1	SE 12-24-04	R-9.6	9,000 to 11,800 SF	\$325,000
666680	Park Ridge Addition	SW 07-24-05	R-8.4	7,150 to 18,000 SF	\$325,000

Base Lot Values for Area 34-2

Lot Size	Land Values
< 5,000 SF	\$250,000
5,000 SF - 6,999 SF	\$275,000
7,000 SF - 7,999 SF	\$300,000
8,000 SF - 11,999 SF	\$325,000
12,000 SF - 13,999 SF	\$350,000
14,000 SF - 17,999 SF	\$375,000
18,000 SF - 19,999 SF	\$400,000
20,000 SF - 25,000 SF	\$425,000

Land Valuation Model for 34-2 (Continued)

Adjustments

View	View Code	Adjustment
Lake Washington		
	Fair	+\$50,000
	Average	+\$100,000
	Good	+\$150,000
	Excellent (Lake only)	+\$250,000
	Excellent (Lake & Seattle Skyline)	+\$300,000
Traffic		
Island Crest Way		-\$15,000
SE 40 th Street (west of Gallagher Road)		-\$15,000
SE 40 th Street (east of Gallagher Road)		-\$10,000
Topography		-5% to -50%
Stream Impact		-5% to -15%

Land Valuation Model for 34-3

This Sub Area is located south of SE 40th St, between Island Crest Way and E. Mercer Way, at the southeastern side of Mercer Island. There are 1753 parcels in the Sub Area, 93% of which are improved.

Major #	Plat Name	QSTR	Zoning	2003 Base Land
003100	Ackerson Park Add	NE 18-24-05	R-8.4	\$300,000
003100	Ackerson Park Add (Traffic/school impact)	NE 18-24-05		\$290,000
003110	Ackerson Park Replat	NE 18-24-05	R-8.4	\$300,000
003120	Ackerson Park Div 2	NE 18-24-05	R-8.4	\$300,000
019110	All View Heights Add	SW 18-24-05	R-9.6	\$325,000
032110	Avalon Park Add	NW 31-24-05	R-8.4	\$350,000
142500	Cascade Ridge	NW 19-24-05	R-8.4	\$350,000
184550	Crook Williams Mercer Isl Add	NE 30-24-05	R-8.4	\$300,000
192300	Dawn Vista (SE 46 th St)	SE 18-24-05	R-15	\$350,000
192300	Dawn Vista (SE 47 th St)	SE 18-24-05	R-15	\$325,000
216200	East Mercer Highlands Add	NE 19-24-05	R-15	\$325,000
219410	East View Ridge	NE 18-24-05	R-15	\$325,000
228700	El Dorado Estates Add	NW 19-24-05	R-9.6	\$375,000
228730	El Dorado Firs Add	NW 19-24-05	R-9.6	\$350,000
228800	El Dorado Palisades Add	SE 19-24-05	R-15	\$400,000
252400	Fern Ridge Add	SE 18-24-05	R-15	\$350,000
261790	Fowler Add	NW 18-24-05	R-9.6	\$300,000
345600	Hopkins J Add	SW 30-24-05	R-9.6	\$375,000
362250	Island Crest Add	NW 18-24-05	R-9.6	\$375,000
362550	Island Point Add	NW 31-24-05	R-9.6	\$375,000
362560	Island Point Add II	NW 31-24-05	R-9.6	\$375,000
362780	Island Terrace Add	SW 30-24-05	R-9.6	\$375,000
445730	Lucas Heights Add	NW 18-24-05	R-9.6	\$300,000
545030	Mercer Crest Add (< 13000 sq. ft.)	NW 18-24-05	R-9.6	\$300,000
545030	Mercer Crest Add (> 13000 sq. ft.)	NW 18-24-05		\$325,000
545050	Mercer Firs Add	SE 19-24-05	R-9.6	\$400,000
545090	Mercer Highlands Add	NW 19-24-05	R-9.6	\$390,000
545180	Mercer Maple Lane Add	SW 18-24-05	R-9.6	\$325,000
545600	Mercerwood Add	NE 18-24-05	R-8.4	\$350,000
545950	Mercerwood Div 3	NE 18-24-05	R-8.4	\$325,000
545990	Mercerwood Div 5	NE 18-24-05	R-9.6	\$325,000
546030	Mercerwood Div 7	NE 18-24-05	R-8.4	\$325,000
546040	Mercerwood Div 8	NE 18-24-05	R-8.4	\$325,000
546050	Mercerwood Div 9	NE 18-24-05	R-8.4	\$325,000
546060	Mercerwood Div 10	NE 18-24-05	R-8.4	\$300,000
546110	Mercerwood Park Add	NE 18-24-05	R-15	\$375,000
667290	Parkway Estates Add	NW 19-24-05	R-9.6	\$400,000
667300	Parkwood Ridge Add	NE 19-24-05	R-15	\$400,000
673570	Petrick Heights Add	NW 18-24-05	R-8.4	\$300,000

Major #	Plat Name	QSTR	Zoning	2003 Land
673590	Petrick Heights #2	NW 18-24-05	R-8.4	\$280,000
751100	Salem Woods Add	NW 19-24-05	R-9.6	\$400,000
758230	Schaefer Estates	NW 19-24-05	R-8.4	\$325,000
792410	Spolander Crest Add	NW 18-24-05	R-8.4	\$280,000
806230	Stuckeys First Add	NW 18-24-05	R-8.4	\$300,000
807920	Summerwood Glen	SW 30-24-05	R-9.6	\$375,000
856350	Tanglewood Estates Add	SW 30-24-05	R-8.4	\$300,000
856590	Tarywood Estates Add	SW 30-24-05	R-9.6	\$375,000
856610	Tarywood Heights Add	SW 30-24-05	R-9.6	\$375,000
856640	Tarywood Park	SW 30-24-05	R-9.6	\$480,000
865070	Timberland #2	NW 19-24-05	R-9.6	\$350,000
865090	Timberland #4	NW 19-24-05	R-9.6	\$350,000
865100	Timberland #5	SE 19-24-05	R-15	\$250,000
865110	Timberland #6	SE 19-24-05	R-15	\$350,000
865120	Timberland #7	SE 19-24-05	R-15	\$350,000
865121	Timberland #8	SE 19-24-05	R-15	\$350,000
919780	Waterside	SW 30-24-05	R-9.6	\$375,000

Base Land Values for Area 34-3

Lot Size	Land Values
<7,000 SF	\$270,000
8,000 SF	\$280,000
10,000 SF	\$300,000
13,000 SF	\$325,000
18,000 SF	\$350,000
24,000 SF	\$375,000
31,000 SF	\$425,000
39,000 SF	\$475,000
1.0 Acre	\$525,000
> 1.0 Acre	\$525,000 + \$6.75/SF for every SF over 1 acre

Adjustments

View	View	Adjustment
Lake Washington	Fair	+\$50,000
	Average	+\$100,000
	Good	+\$150,000
	Excellent	+\$300,000
Seattle Skyline		+\$50,000
Traffic		
Island Crest Way		-\$40,000
SE 40 th Street (west of Gallagher Road)		-\$15,000
SE 40 th Street (east of Gallagher Road)		-\$10,000
E. Mercer Way		-\$15,000
Proximity to School		-\$5,000

Topography		-5% to -50%
Stream Impact		-5% to -50%

UPLANDS LAND MODEL 34-4

(434 non-waterfront parcels, or 62% of the population in area 34-4)

Typical Upland lot:

- ?? Narrow, steep access road
- ?? Sloping topography
- ?? Parcel size 13,000 – 19,999 Square Feet
- ?? Average Lake Washington view

Base Lot Value	\$300,000
-----------------------	------------------

ADJUSTMENTS:

Site size – Square feet	Adjustment to Base Land Value
< 13,000 (for smaller than typical lot size)	- 5% to -10%
> 20,000 (for larger than typical lot size)	+5% to +25%
> 1 acre	+40% to +50%

Major – Plat Name	Adjustment to Base Land Value
866140 - Tonja Estates	+10%
312405, 032110 - Avalon Park	+15%
073610 - Benotho Beach	+10%

View	Quality	Adjustment to Base Land Value
Lake Washington	Fair	+\$35,000
	Average	+\$90,000
	Good	+\$150,000
	Excellent	+\$225,000

Waterfront Access (community beach area)	Adjustment to Base Land Value
Narrow strip, restrictive access, no beach area, no dock	+\$80,000
Narrow to medium strip, some beach/grassy area, no dock	+\$100,000
Medium to large beach area, dock and/or slip	+\$150,000

Additional Adjustments	Adjustment to Base Land Value
Proximity to Shore Club or Beach Club (external nuisance)	-5% to -15%
Restricted access to imp	-10% to -20%
Topography	-5% to -40%
Watercourse	-5% to -40%
Traffic nuisance (driveway less than one car length on/off E. Mercer Way)	-\$15,000

WATERFRONT LAND MODEL 34-4

Typical waterfront lot:

- ?? Narrow, steep access road
- ?? Sloping topography
- ?? Med-low bank waterfront
- ?? Some level beach area
- ?? Excellent to good view lake/territorial
- ?? Parcel size: 13,000 – 19,999 Square Feet
- ?? 200’ – 300’ deep

WATERFRONT FEET	\$/WATERFRONT FOOT	VALUE
< 40**	Base lot value @ \$300,000 + view + waterfront access	Not to exceed \$620,000
40 FF - 44 FF	\$15,500 - \$15,100	\$620,000 - \$664,000
45 FF - 49 FF	\$15,000 - \$14,600	\$675,000 - \$715,000
50 FF - 54 FF	\$14,500 - \$14,100	\$725,000 - \$761,000
55 FF - 59 FF	\$14,000 - \$13,600	\$770,000 - \$802,000
60 FF - 64 FF	\$13,500	\$810,000 - \$864,000
65 FF - 69 FF	\$13,400	\$871,000 - \$925,000
70 FF - 74 FF	\$13,300	\$931,000 - \$984,000
75 FF - 79 FF	\$13,200	\$990,000 - \$1,043,000
80 FF - 84 FF	\$13,100	\$1,048,000 - \$1,100,000
85 FF - 89 FF	\$13,000	\$1,105,000 - \$1,157,000
90 FF - 94 FF	\$12,900 - \$12,800	\$1,161,000 - \$1,203,000
95 FF - 100 FF	\$12,750 - \$12,500	\$1,211,000 - \$1,250,000
> 100 FF	\$12,500 for first 100' plus \$6,000	Per addtl waterfront foot

**Sites with less than 40' of waterfront are typically flag shape, high bank parcels with reduced view quality. Parcels typically have a dock share situation with the adjacent neighbor. Land values follow the 34-4 Upland Site Schedule.

ADJUSTMENTS:

Site size – Square feet	Adjustment to Base Land Value
< 13,000 SF	- 5% to -10%
> 20,000 SF	+5% to +25%
> 1 acre	+40% to +50%

Major – Plat Name	Adjustment to Base Land Value
866140 - Tonja Estates	+10%
032110, 312405 - Avalon Park	+15%
073610 - Benotho Beach	+10%

WATERFRONT LAND MODEL 34-4 (cont)

ADJUSTMENTS (cont):

Additional Adjustments	Adjustment to Base Land Value
No bank waterfront	+10%
High bank waterfront	-10%
Proximity to Shore Club or Beach Club (external nuisance)	-5% to -15%
Restricted access to imp	-10% to -20%
Topography	-5% to -40%
Watercourse	-5% to -40%
No dock or pilings	-\$30,000
Traffic nuisance (driveway less than one car length on/off E. Mercer Way)	-\$15,000

Land Valuation Model for 34-5

Area 34-5 is a residential neighborhood mixed with downtown commercial, condos and apartments. It is inland from the waterfront, but has some excellent views of Lake Washington to the north and west.

BASE LAND VALUES	
SITE SIZE	LAND VALUE
< 3,999 SF	\$200,000
4,000 SF- 4,999 SF	\$250,000
5,000 SF- 6,999 SF	\$275,000
7,000 SF- 7,999 SF	\$300,000
8,000 SF-11,999 SF	\$325,000
12,000 SF-14,999 SF	\$375,000
15,000 SF-19,999 SF	\$425,000
20,000 SF-24,999 SF	\$475,000
25,000 SF-29,000 SF	\$525,000
30,000 SF-34,999 SF	\$575,000
35,000 SF-39,999 SF	\$625,000
>40,000 SF	\$675,000

ADJUSTMENTS:

Lake Washington View	Adjustment
Fair	\$50,000
Average	\$100,000
Good	\$175,000
Excellent	\$250,000
Traffic	
S.E. 24 th Street	-\$10,000
Freeway Noise	
74 th Ave. S.E., North of S.E. 24 th Street	-15%
66 th Ave. S.E., North of S.E. 24 th Street	-5%
Topography	-5% to -25%

UPLANDS LAND MODEL 34-6 (East Seattle)

All upland sites within the area between Lake Washington, Interstate 90 and West Mercer Way, which are located on Maps NE 11-24-04 and a portion SE 11-24-04. The lot sizes for the uplands range from 6,000 to 16,000 square feet, and have mostly level topography. Some homes have fair to excellent views of Lake Washington. The exceptions are small lots.

Typical Upland Site:

Level to Gently Sloping Topography
No View

BASE LAND VALUE

LOT SIZE	LAND VALUE
<4,000 SF	\$225,000
4,000 SF - 4,999 SF	\$250,000
5,000 SF - 6,999 SF	\$275,000
7,000 SF - 7,999 SF	\$300,000
8,000 SF - 8,999 SF	\$325,000
9,000 SF - 12,999 SF	\$350,000
13,000 SF - 14,999 SF	\$400,000
15,000 SF - 16,999 SF	\$450,000
17,000 SF - 19,999 SF	\$500,000
20,000 SF - 24,999 SF	\$600,000
25,000 SF - 29,999 SF	\$675,000
30,000 SF - 34,999 SF	\$750,000
=/>35,000 SF	Exception

Adjustments:

Lake Washington View	Adjustment
Fair	\$50,000
Average	\$100,000
Good	\$175,000
Excellent	\$275,000
Traffic Noise from Interstate 90	-5% to -45%
Lake Washington View	Adjustment
Fair	\$50,000
Average	\$100,000
Good	\$175,000
Excellent	\$250,000
Traffic	
S.E. 24 th Street	-\$10,000
Freeway Noise	
74 th Ave. S.E., North of S.E. 24 th Street	-15%
66 th Ave. S.E., North of S.E. 24 th Street	-5%
Topography	-5% to -25%

Waterfront Land Model 34-6 (East Seattle)

Waterfront Feet	Lot Size	Price per front foot and Adjustment
<50 FF (Flag lots)		\$13,000 FF plus Upland land model
50 FF-59 FF	11,000 SF - 22,000 SF	\$27,000
60 FF-69 FF	12,000 SF - 24,000 SF	\$27,000
70 FF-79 FF	13,000 SF - 26,000 SF	\$27,000
80 FF-89 FF	15,000 SF - 28,000 SF	\$27,000
90 FF-99 FF	18,000 SF - 30,000 SF	\$27,000
100 FF-119 FF	20,000 SF- 35,000 SF	\$27,000
120 FF-140 FF	24,000 SF - 40,000 SF	\$27,000
141 FF-190 FF	29,000 SF - 50,000 SF	\$27,000
=/>191 FF		Exception parcel
NW 07-24-05		\$25,000
SE 07-24-05		\$25,000
Adjustments		
Lot size less than typical		-5% to -30%
Lot size greater than typical		+5% to +30%
Medium Bank		-15%
High Bank		-30%
Irregular Shaped Lots		-5% to -25%
I-90 Bridge impact		-5% to -45%
View Adjustments		
Excellent view considered in Waterfront land model		
Good view		-\$100,000
Average view		-\$175,000
Fair view		-\$225,000

UPLANDS LAND MODEL 34-6 (Central and South)

All Upland sites within the area between Lake Washington and West Mercer Way located on maps between and including SW 122404 southward on map NE 362404, including flag lots.

Typical Upland Site:

Level to Gently Sloping Topography

No View

BASE LAND VALUE

LOT SIZE	LAND VALUE
< 7,000 SF	Exception Parcel
7,000 SF - 9,999 SF	\$ 350,000
10,000 SF - 14,999 SF	\$ 400,000
15,000 SF - 20,110 SF	\$ 500,000
20,111 SF - 28,110 SF	\$ 600,000
28,111 SF - 39,999 SF	\$ 700,000
40,000 SF - 64,999 SF	\$ 850,000
65,000 SF - 87,999 SF	\$ 1,000,000
88,000 SF - 110,000 SF	\$ 1,150,000
> 110,000 SF	Exception Parcel

Adjustments:

View	Grade	Adjustment
Lake Washington	Fair Lake	+\$ 50,000
	Average Lake	+\$ 150,000
	Good Lake	+\$ 250,000
	Excellent Lake	+\$ 400,000

Waterfront Access (Community Beach)	Adjustment
Narrow strip, restrictive access, no beach area, no dock	\$ 80,000
Narrow to Medium strip, some beach area, no dock	\$ 100,000
Medium to large beach area, shared dock	\$ 150,000
Location	
SW12-24-04	+10%
NE, NW, & SE 13-24-04	+10%
NE & NW 36-24-04	-20%
Major 93620, 778600, 545130 & 335850	-20%
Traffic Nuisance	
Driveway on/off W. Mercer Way	-\$15,000
Utility of Site	
	-5% to -50%

WATERFRONT LAND MODEL 34-6 (Central)

All Waterfront Sites on Map SW 122404 Southward along the Lake Washington shoreline to, but not including Plat # 936200 on Map SW 252404, except Flag Lots.

Area 34-6 is a residential neighborhood of detached single -family homes that developed along Lake Washington's shoreline on the west side of Mercer Island. This neighborhood covers a hillside that varies in steepness with several ravines cutting into the terrain, and conversely there are some level areas. Due to the sloping hillside, the quality of the waterfront varies from low-bank to high-bank with access to some properties restricted to parking and walking down a stairway to a residence. Waterfront homes in this area typically range in age from new to 73 years old, and the values of waterfront properties typically range from \$1,000,000 to \$6,500,000.

Typical Waterfront Site:

- Level to Gently Sloping
- Low and Medium Bank
- Excellent View

Waterfront Feet	Lot Size	Price per Front Foot & Adjustment
<40 FF (Flag Lot)		Upland Land Value + waterfront access
40 FF - 49 FF	12,000 SF - 20,000 SF	\$26,000/FF
50 FF - 59 FF	13,000 SF - 13,000 SF	\$25,000/FF
60 FF - 69 FF	14,000 SF - 25,000 SF	\$24,000/FF
70 FF - 79 FF	15,000 SF - 25,000 SF	\$25,000/FF
80 FF - 100 FF	16,000 SF - 31,000 SF	\$26,000/FF
101 FF - 145 FF	20,000 SF - 40,000 SF	\$27,000/FF
146 FF - 200 FF	30,000 SF - 50,000 SF	\$26,000/FF
201 FF - 300 FF	=/>50,000 SF	\$24,000/FF
Adjustments		
Lot size less than typical		-10% to -40%
Lot size greater than typical		+10% to +40%
High Bank		-40% to -60%
Restricted Access		-40% to -60%
No Dock		-\$30,000
Pilings Only		-\$15,000
Utility of Site		-5% to -40%
Location Adjustment		
SW 12-24-04		+10%
NE, NW, & SE 13-24-04		+10%

WATERFRONT LAND MODEL 34-6 (South)

All Waterfront Sites in Plat # 936200 Southward along the Lake Washington Shoreline on Maps SW 252404 and the NE and NW Quarters of 362404, except Flag Lots

Typical Waterfront Site:

Parcel Size: 15,000 SF to 30,000 SF
Narrow, Steep Access Road
Hillside Topography
Medium-Low and/or Medium-High Bank Waterfront
Some Level Beach Area
Excellent Lake View

Waterfront Feet	Price per Front Foot & Adjustment
<40 FF (Flag Lot)	Upland Land Value + Waterfront Access
40 FF – 44 FF	\$ 15,500
45 FF – 49FF	\$ 15,000
50 FF – 59 FF	\$ 14,000
60 FF – 74 FF	\$ 13,500
75 FF – 94 FF	\$ 13,000
95 FF – 100 FF	\$ 12,500
Each Foot More Than 100 FF	\$ 6,000 Per Waterfront foot
Adjustments	
< 15,000 SF	-5% to -10%
> 30,000 SF	+5% to +25%
High Bank	-5% to -40%
Topography	-5% to -40%
Shape, Driveway or Easement	-5% to -40%
No Dock	-\$30,000
Traffic Nuisance	
Driveway on/off W. Mercer Way	-\$15,000
Location	
Major 335850	+15%
Major 936200	+25%

Land Valuation Model for 34-7

This Sub Area is located south of S. E. 40th Street between Island Crest Way & W. Mercer Way on the southwestern side of Mercer Island. There are 1742 parcels in this sub area, consisting mainly of single family residences from grades 5 to 13. The majority of the non-view homes are grades 7 to 9 while the homes with Lake Washington views generally are higher grades (10 to 13). Construction is ongoing with demolition of existing improvements and major remodels, as well as several vacant parcels with new construction.

Base land values were arrived at by verifying land sales & improved sales in plats. The base land value was calculated for any adjustments before the view values were added.

SUBDIVISIONS:

MAJOR	PLAT NAME	LAND VALUE
545401	Mercer Village II	\$300,000
865160	Timbertall Park	\$375,000
306612	Hampton Court	\$375,000
192280	Dawn Villa	\$375,000
418840	Lansdowne Lane	\$375,000
545110	Mercer Island Ctry Club Ests #1	\$375,000
545360	Mercer Terrace	\$375,000
545370	Mercer Terrace #2	\$375,000
545420	Mercer Vista	\$375,000
362550	Island Point	\$425,000
362560	Island Point #2	\$425,000
362570	Island Point #3	\$450,000
362571	Island Point #4	\$425,000
414100-414101	Lakes at Mercer Island Division 1 & 2	
	Non-Waterfront	\$475,000
	Lake Front Properties	\$550,000

ISLAND CREST LAND VALUES (From S. E. 40th Street to S. E. 53rd Street):

LOT SIZE	LAND VALUE
<8000	\$280,000
8000 SF - 9000 SF	\$300,000
10000 S - 12999 SF	\$325,000
13000 SF - 16999 SF	\$350,000
17000 SF - 24999 SF	\$375,000
25000 SF - 29999 SF	\$400,000
30,000 SF - 40000 SF	\$450,000

Land in Sub Area 34-7 (Continued)

BASE LAND VALUES for 34-7 (except Island Crest Way):

LOT SIZE	LAND VALUE
<4000 SF	+\$200,000
4000SF - 5999 SF	+\$250,000
6000 SF - 7999 SF	+\$300,000
8000 SF - 9999 SF	+\$350,000
10000 SF - 14999 SF	+\$375,000
15000 SF - 19999 SF	+\$425,000
20000 SF - 24999 SF	+\$475,000
25000 SF - 29999 SF	+\$550,000
30000 SF - 34999 SF	+\$625,000
35000 SF - 39999 SF	+\$700,000
40000 SF - 43560 SF	+\$775,000
1.0 – 1.25 acre	+\$850,000
1.25 – 1.5 acre	+\$950,000
Each additional .25 acre	+\$100,000
Adjustments	
SW quarter of SE 25-24-04	+25 to 35%
Topography	-5% to -60%
Traffic Nuisance	
S.E. 40 th Street	-\$10,000
78 th St. S.E. from S.E. 40 th to W. Mercer Way	-\$10,000
Driveway on/off W. Mercer Way	-\$15,000

ADJUSTMENTS:

View	Grade	Adjustment
Lake Washington	Fair	+\$50,000
	Average	+\$100,000
	Good	+\$175,000
	Excellent	+\$250,000 to +\$300,000

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2000 to 1/2002 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

Mercer Island is surrounded by Lake Washington and is considered to be a very desirable community. There is a mixture of improvements in all neighborhoods running the gamut from modest old cottages or summer cabins to the current trend toward the “estate” type properties with mansions on the shores of Lake Washington or on the large upland sites. The upland properties are populated with primarily grade 8 through grade 11 improvements. The improved waterfront parcels on Mercer Island account for about 9% of all island residential parcels. There are few remaining vacant building sites, so it has become common that existing improvements have been extensively renovated or have been razed to accommodate new, larger, luxury quality improvements on the site.

Due to high demand for this area, the current trend to upgrade improvements, by renovation and/or replacement, is expected to continue. This has an impact on any comparison (percent change) or previous assessed values to new assessed values, as changes to the property may have occurred.

A single multiplicative model was developed for this area, using market sales data. The population was well represented with the exception of grades 1-5 and 13, and improvements in poor or fair condition. Other valuation tools such as cost and cost less depreciation were available to aid in value selection of the poorly represented parcels. Ultimately, appraiser judgment was the most critical factor in selecting values for all parcels.

The improved parcel total value models are included later in this report.

Improved Parcel Total Value Model Calibration

Estimated Market Value Equation

Multiplicative Model Area 34

FORMULA:

Variable		Coefficient
Intercept		1.12779400
+ If in SubArea 1, then	1 *	0.03330186
+ If in SubArea 2, then	1 *	-0.01589729
+ If in SubArea 5, then	1 *	0.01517398
+ If in "The Lakes" (Plat414100 Or 414101), then	1 *	-0.05871684
+ LN(BaseLand/1000)	*	0.64319940
+ LN(TotalRCN/1000)	*	0.31643300
+ LN(Age+1)	*	-0.12521860
+ If Year Renovated, then	1 *	-0.02407826
+ If in Good Condition, then	1 *	0.01849983
+ If in Very Good Condition, then	1 *	0.04874977
+ TotalRCNLD/Baseland	*	0.24974830
+ If SqFtLot>30000, then	1 *	0.04459801
+ LN(TotView+1)	*	0.02087738
+ LN(WftFoot+1)	*	0.03068155
+ If in SubArea 6, then	1 *	0.02763753
		= Total

Then, EXP (Total) * 1000 = EMV

Then, Truncate EMV value to the lower thousand

$$\begin{aligned}
 \mathbf{EMV} &= \mathbf{\mathbf{TOTAL\,VALUE}} \\
 \mathbf{LAND\,VALUE} &= \mathbf{\mathbf{BASE\,LAND\,VALUE}} \\
 \mathbf{IMPROVEMENT\,VALUE} &= \mathbf{\mathbf{EMV - BASE\,LAND\,VALUE}}
 \end{aligned}$$

Improved Parcel Total Value Model Calibration (Continued)

Exceptions:

UPLANDS 34-1

IMPROVEMENTS	VALUATION METHOD
Grades 5 & 6	\$10,000 + 2003 Land
Grades 7 – 12	Total EMV * .95
Split & Tri-level Designs	Total EMV * .90

WATERFRONT 34-1

GRADE	YEAR BUILT	VALUATION METHOD
5,6,7,&8	All	\$10,000 + Dock, Bulkhead, Boat House, Lift + 2003 Land
9	=<1969 => 1970	Imp RCNLD * .50 + 2003 Land Total EMV * .90
10	=< 1979 => 1980	Total EMV * .90 Total EMV * .95
11	=< 1949 1950 – 1959 => 1960	Imp RCNLD * .50 + 2003 Land Total EMV * .90 Total EMV * .95
12	=< 1979 => 1980	Total EMV * .90 Total EMV * .95

UPLANDS 34-2

MAJOR	VALUATION METHOD
072405, 122303, 265550, 445820, 445830, 640230, 664815	Imp EMV * .90 + 2003 Land
216241	Total RCNLD
182405, 545600	Total EMV * .97

UPLANDS 34-3

MAJOR #	VALUATION METHOD
546060	2003 Land + Imp RCNLD x1.25
919780, 362780 & 807920	2003 Land + Imp RCNLD
252400	EMV*.96

UPLANDS 34-4

MAJOR - PLAT NAME	VALUATION METHOD
004610 - Cedar Cove	Total RCNLD
192200 - Dawn Terrace	Total EMV * .95
258070 - Floodsides Addition	Total RCN
Tax Lots in north qtr.NE19-24-05 – Appleton	Total RCNLD

WATERFRONT 34-4

GRADE	YEAR BUILT	VALUATION METHOD
=<8	< 1970	\$10,000 + Dock, Bulkhead, Lift + 2003 Land
9	< 1970, Avg. or Good Cond. or old Year Renovate	\$50,000 + Dock, Bulkhead, Lift + 2003 Land
10	< 1975, Typically Avg. Condition	Total RCN

UPLANDS 34-5

MAJOR	VALUATION METHOD
545880	Imp EMV * .90 + 2003 Land

UPLAND PROPERTIES 34-6 (East Seattle)

IMPROVEMENTS	VALUATION METHOD
Grades 5 & 6	\$10,000 + 2003 Land
Grades 7 – 12	Total EMV * .95
Split & Tri-level Designs	Total EMV * .90

WATERFRONT PROPERTIES 34-6 (East Seattle)

GRADE	YEAR BUILT	VALUATION METHOD
5, 6, 7, & 8	All	\$10,000 + Dock/Bulkhead, Boat House, Lift + 2003 Land
9	=< 1969 => 1970	Imp RCLND * .50 + 2003 Land Total EMV * .90
10	=< 1979 => 1980	Total EMV * .90 Total EMV * .95
11	=< 1949 1950 – 1959 => 1960	Imp RCNLD * .50 + 2003 Land Total EMV * .90 Total EMV * .95
12	=< 1979 => 1980	Total EMV * .90 Total EMV * .95

UPLAND PROPERTIES 34-6 (Central and South)

IMPROVEMENTS	VALUATION METHOD
Grade 4	\$5,000 + 2003 Land
Grade 5 & 6	\$10,000 + 2003 Land
Imps <1950 in Average or Good Condition	\$5000 - \$10,000 Imp Value + 2003 Land
Imps <1950 in Very Good Condition. or YR Ren	Imp RCNLD * .50 + 2003 Land
Grade 7,8,9, Year Built 1950 - 1979 Imps	Imp RCNLD * .50 + 2003 Land, or Total EMV * 0.90 or 0.95
Grade =>10, Year Built 1950-1979 & Year Renovated >80	Total EMV * .90
All Grades 1980 -- 2002 Imps	Total EMV * .90 - .95

WATERFRONT 34-6 (Central and South)

IMPROVEMENTS	VALUATION METHOD
Grade 4	\$5,000 + 2003 Land
Grade 5 & 6	\$10,000 + 2003 Land
Imps <1950 in Average or Good Condition	\$5000 - \$10,000 Imp Value + 2003 Land
Imps <1950 in Very Good Condition or Year Renovated	Imp RCNLD * .50 + 2003 Land
Grade 7,8,9, Year Built. 1950 – 1979 Imps	Imp RCNLD * .50 + 2003 Land
Grade =>10, Yr Built 1950-1979 & Yr Ren >80	Total EMV * .90
All Grades, 1980 – Mid-1990's Imps	Total EMV * .90
Mid-1990's and Newer Imps	Total EMV * .90 - .95

UPLANDS 34-7

IMPROVEMENT	VALUATION METHOD
Grades 4, 5, & 6	Appraiser Select

Grades 7,8 & 9 with finished basement in less than very good condition	Total EMV * 1.05
Year Renovated > 1997	Total EMV * .90

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 98.6%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2001 and 2002 Ratio Analysis charts included in this report.

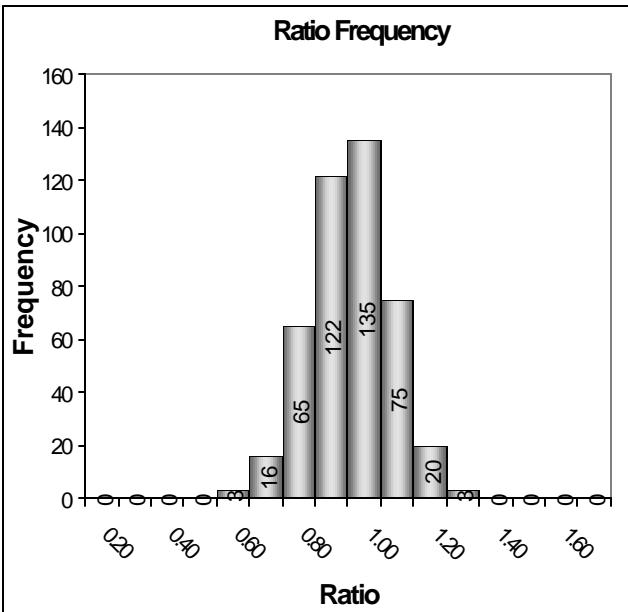
The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended value for the 2002 assessment year (taxes payable in 2003) results in an average total change from the 2001 assessments of +12.3%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

2001 Improved Parcel Ratio Analysis

District/Team: S.E. / Team - 2	Lien Date: 01/01/2001	Date of Report: 8/7/2002	Sales Dates: 1/2000 - 12/2001
Area 34 - Mercer Island	Analyst ID: JMET	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 439			
<i>Mean Assessed Value</i>	639,000		
<i>Mean Sales Price</i>	727,400		
<i>Standard Deviation AV</i>	351,623		
<i>Standard Deviation SP</i>	474,278		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	0.906		
<i>Median Ratio</i>	0.907		
<i>Weighted Mean Ratio</i>	0.878		
UNIFORMITY			
<i>Lowest ratio</i>	0.556		
<i>Highest ratio:</i>	1.224		
<i>Coefficient of Dispersion</i>	10.66%		
<i>Standard Deviation</i>	0.121		
<i>Coefficient of Variation</i>	13.34%		
<i>Price Related Differential (PRD)</i>	1.031		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.894		
<i>Upper limit</i>	0.920		
95% Confidence: Mean			
<i>Lower limit</i>	0.895		
<i>Upper limit</i>	0.917		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	6692		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.121		
Recommended minimum:	23		
<i>Actual sample size:</i>	439		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	216		
# ratios above mean:	223		
<i>Z:</i>	0.334		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			

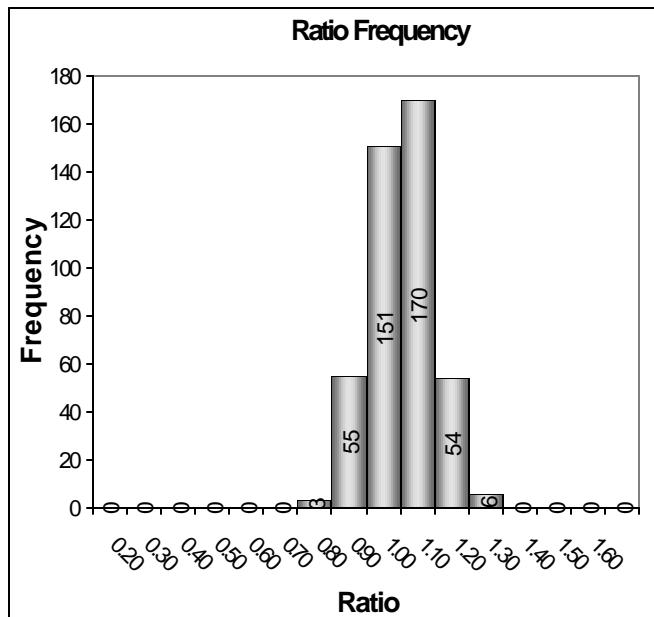


COMMENTS:

Single Family Residences throughout area 34.

2002 Improved Parcel Ratio Analysis

District/Team: S.E. / Team - 2	Lien Date: 01/01/2002	Date of Report: 8/7/2002	Sales Dates: 1/2000 - 12/2001
Area 34 - Mercer Island	Analyst ID: JMET	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i>	439		
<i>Mean Assessed Value</i>	717,500		
<i>Mean Sales Price</i>	727,400		
<i>Standard Deviation AV</i>	431,969		
<i>Standard Deviation SP</i>	474,278		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	1.003		
<i>Median Ratio</i>	1.004		
<i>Weighted Mean Ratio</i>	0.986		
UNIFORMITY			
<i>Lowest ratio</i>	0.783		
<i>Highest ratio:</i>	1.218		
<i>Coefficient of Dispersion</i>	6.86%		
<i>Standard Deviation</i>	0.088		
<i>Coefficient of Variation</i>	8.75%		
<i>Price Related Differential (PRD)</i>	1.017		
RELIABILITY			
<i>95% Confidence: Median</i>			
<i>Lower limit</i>	0.995		
<i>Upper limit</i>	1.012		
<i>95% Confidence: Mean</i>			
<i>Lower limit</i>	0.995		
<i>Upper limit</i>	1.012		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	6692		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.088		
<i>Recommended minimum:</i>	12		
<i>Actual sample size:</i>	439		
<i>Conclusion:</i>	OK		
NORMALITY			
<i>Binomial Test</i>			
<i># ratios below mean:</i>	217		
<i># ratios above mean:</i>	222		
<i>Z</i>	0.239		
<i>Conclusion:</i>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



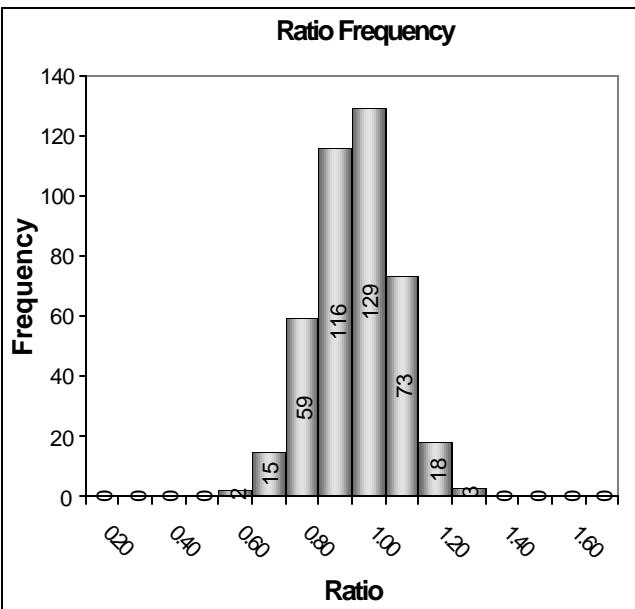
COMMENTS:

Single Family Residences throughout area 34.

Both assessment level and uniformity have been improved by application of the recommended values.

2001 Improved Upland Parcel Ratio Analysis

District/Team: S.E. / Team - 2	Lien Date: 01/01/2001	Date of Report: 8/8/2002	Sales Dates: 1/2000 - 12/2001
Area 34 - Mercer Island Uplands	Analyst ID: JMET	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i>	415		
<i>Mean Assessed Value</i>	593,700		
<i>Mean Sales Price</i>	668,500		
<i>Standard Deviation AV</i>	238,465		
<i>Standard Deviation SP</i>	297,597		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	0.908		
<i>Median Ratio</i>	0.910		
<i>Weighted Mean Ratio</i>	0.888		
UNIFORMITY			
<i>Lowest ratio</i>	0.556		
<i>Highest ratio:</i>	1.224		
<i>Coefficient of Dispersion</i>	10.53%		
<i>Standard Deviation</i>	0.120		
<i>Coefficient of Variation</i>	13.17%		
<i>Price Related Differential (PRD)</i>	1.023		
RELIABILITY			
<i>95% Confidence: Median</i>			
<i>Lower limit</i>	0.897		
<i>Upper limit</i>	0.922		
<i>95% Confidence: Mean</i>			
<i>Lower limit</i>	0.897		
<i>Upper limit</i>	0.920		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	6063		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.120		
<i>Recommended minimum:</i>	23		
<i>Actual sample size:</i>	415		
<i>Conclusion:</i>	OK		
NORMALITY			
<i>Binomial Test</i>			
<i># ratios below mean:</i>	205		
<i># ratios above mean:</i>	210		
<i>Z</i>	0.245		
<i>Conclusion:</i>	Normal*		
<i>*i.e. no evidence of non-normality</i>			

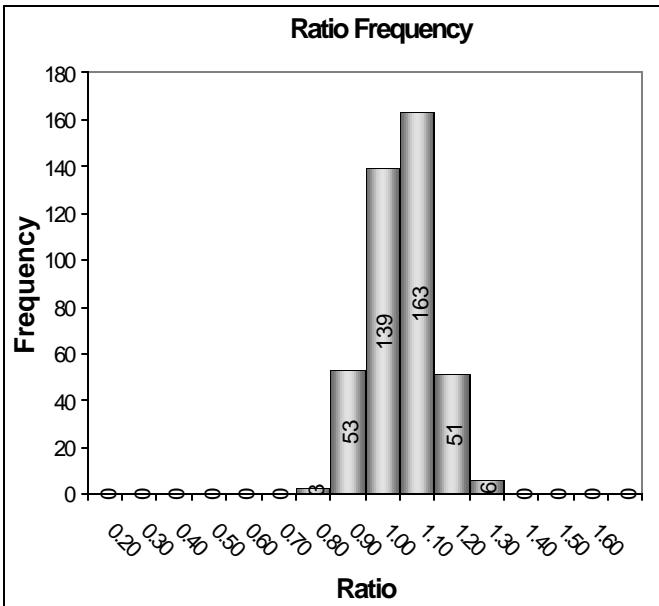


COMMENTS:

Single Family Residences throughout area 34 uplands.

2002 Improved Upland Parcel Ratio Analysis

District/Team: S.E. / Team - 2	Lien Date: 01/01/2002	Date of Report: 8/8/2002	Sales Dates: 1/2000 - 12/2001
Area 34 - Mercer Island Uplands	Analyst ID: JMET	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i>	415		
<i>Mean Assessed Value</i>	661,400		
<i>Mean Sales Price</i>	668,500		
<i>Standard Deviation AV</i>	270,172		
<i>Standard Deviation SP</i>	297,597		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	1.004		
<i>Median Ratio</i>	1.004		
<i>Weighted Mean Ratio</i>	0.989		
UNIFORMITY			
<i>Lowest ratio</i>	0.783		
<i>Highest ratio:</i>	1.218		
<i>Coefficient of Dispersion</i>	6.95%		
<i>Standard Deviation</i>	0.089		
<i>Coefficient of Variation</i>	8.84%		
<i>Price Related Differential (PRD)</i>	1.015		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.996		
Upper limit	1.013		
95% Confidence: Mean			
Lower limit	0.995		
Upper limit	1.013		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	6063		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.089		
Recommended minimum:	13		
<i>Actual sample size:</i>	415		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	204		
# ratios above mean:	211		
<i>Z</i>	0.344		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

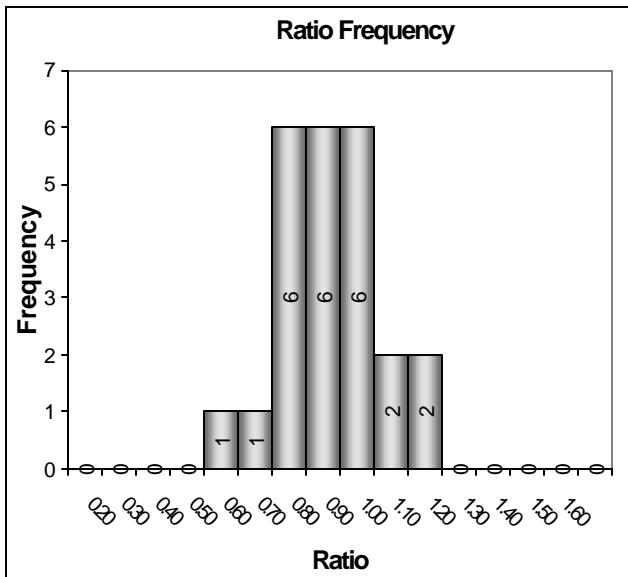


COMMENTS:

Single Family Residences throughout area 34 uplands.
Both assessment level and uniformity have been improved by application of the recommended values.

2001 Improved Waterfront Parcel Ratio Analysis

District/Team: S.E. /Team - 2	Lien Date: 01/01/2001	Date of Report: 8/7/2002	Sales Dates: 1/2000 - 12/2001
Area 34 - Mercer Island Wft	Analyst ID: JMET	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i>	24		
<i>Mean Assessed Value</i>	1,422,300		
<i>Mean Sales Price</i>	1,745,200		
<i>Standard Deviation AV</i>	808,475		
<i>Standard Deviation SP</i>	1,243,369		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	0.865		
<i>Median Ratio</i>	0.866		
<i>Weighted Mean Ratio</i>	0.815		
UNIFORMITY			
<i>Lowest ratio</i>	0.590		
<i>Highest ratio:</i>	1.151		
<i>Coefficient of Dispersion</i>	12.18%		
<i>Standard Deviation</i>	0.137		
<i>Coefficient of Variation</i>	15.85%		
<i>Price Related Differential (PRD)</i>	1.062		
RELIABILITY			
<i>95% Confidence: Median</i>			
<i>Lower limit</i>	0.776		
<i>Upper limit</i>	0.918		
<i>95% Confidence: Mean</i>			
<i>Lower limit</i>	0.810		
<i>Upper limit</i>	0.920		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	629		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.137		
<i>Recommended minimum:</i>	30		
<i>Actual sample size:</i>	24		
<i>Conclusion:</i>	Uh-oh		
NORMALITY			
<i>Binomial Test</i>			
<i># ratios below mean:</i>	12		
<i># ratios above mean:</i>	12		
<i>Z:</i>	0.000		
<i>Conclusion:</i>	Normal*		
<i>*i.e. no evidence of non-normality</i>			

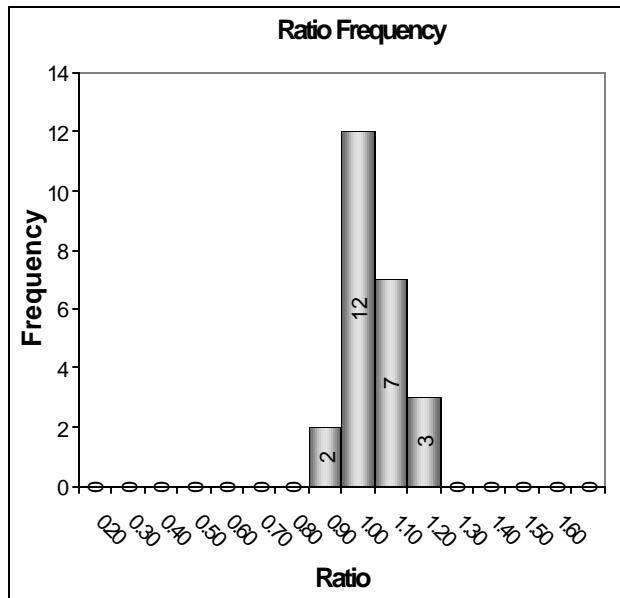


COMMENTS:

Single Family Residences throughout area 34
on waterfront properties.

2002 Improved Waterfront Parcel Ratio Analysis

District/Team: S.E. / Team - 2	Lien Date: 01/01/2002	Date of Report: 8/21/2002	Sales Dates: 1/2000 - 12/2001								
Area 34 - Mercer Island Wft	Analyst ID: JMET	Property Type: Single Family Residences	Adjusted for time?: No								
SAMPLE STATISTICS											
<p>Sample size (<i>n</i>) 24</p> <p>Mean Assessed Value 1,686,800</p> <p>Mean Sales Price 1,745,200</p> <p>Standard Deviation AV 1,096,550</p> <p>Standard Deviation SP 1,243,369</p>											
ASSESSMENT LEVEL											
<p>Arithmetic Mean Ratio 0.993</p> <p>Median Ratio 0.993</p> <p>Weighted Mean Ratio 0.967</p>											
UNIFORMITY											
<p>Lowest ratio 0.845</p> <p>Highest ratio: 1.138</p> <p>Coefficient of Dispersion 5.07%</p> <p>Standard Deviation 0.070</p> <p>Coefficient of Variation 7.02%</p> <p>Price Related Differential (PRD) 1.027</p>											
RELIABILITY											
<p>95% Confidence: Median</p> <table> <tr> <td><i>Lower limit</i></td> <td>0.962</td> </tr> <tr> <td><i>Upper limit</i></td> <td>1.024</td> </tr> </table> <p>95% Confidence: Mean</p> <table> <tr> <td><i>Lower limit</i></td> <td>0.965</td> </tr> <tr> <td><i>Upper limit</i></td> <td>1.020</td> </tr> </table>				<i>Lower limit</i>	0.962	<i>Upper limit</i>	1.024	<i>Lower limit</i>	0.965	<i>Upper limit</i>	1.020
<i>Lower limit</i>	0.962										
<i>Upper limit</i>	1.024										
<i>Lower limit</i>	0.965										
<i>Upper limit</i>	1.020										
SAMPLE SIZE EVALUATION											
<p>N (population size) 629</p> <p>B (acceptable error - in decimal) 0.05</p> <p>S (estimated from this sample) 0.070</p> <p>Recommended minimum: 8</p> <p>Actual sample size: 24</p> <p>Conclusion: OK</p>											
NORMALITY											
<p>Binomial Test</p> <table> <tr> <td># ratios below mean:</td> <td>12</td> </tr> <tr> <td># ratios above mean:</td> <td>12</td> </tr> <tr> <td>Z:</td> <td>0.000</td> </tr> </table> <p>Conclusion: Normal*</p> <p>*i.e. no evidence of non-normality</p>				# ratios below mean:	12	# ratios above mean:	12	Z:	0.000		
# ratios below mean:	12										
# ratios above mean:	12										
Z:	0.000										



COMMENTS:

Single Family Residences throughout area 34 on waterfront properties.
Both assessment level and uniformity have been improved by application of the recommended values.

Area 34 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 0.986.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
6	7	0.932	1.001	7.4%	0.926	1.076
7	61	0.922	1.000	8.5%	0.977	1.023
8	133	0.904	1.005	11.2%	0.990	1.021
9	116	0.912	0.998	9.4%	0.983	1.013
10	63	0.889	0.979	10.1%	0.958	1.000
11	49	0.836	0.970	16.0%	0.943	0.996
12	9	0.780	0.957	22.7%	0.894	1.019
13	1	0.590	0.891	51.1%	N/A	N/A
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
=>1950	20	0.999	0.960	-4.0%	0.920	0.999
1951-1960	118	0.892	0.987	10.7%	0.970	1.004
1961-1970	107	0.904	1.002	10.9%	0.987	1.017
1971-1980	78	0.897	0.998	11.3%	0.977	1.019
1981-1990	49	0.866	0.975	12.6%	0.951	0.998
1991-2001	67	0.821	0.974	18.7%	0.953	0.995
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
Poor & Fair	3	0.929	1.001	7.8%	0.609	1.393
Average	174	0.864	0.990	14.6%	0.977	1.003
Good	203	0.902	0.986	9.4%	0.974	0.999
Very Good	59	0.855	0.972	13.8%	0.951	0.993
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
1	274	0.895	0.994	11.1%	0.983	1.005
1.5	14	0.908	0.975	7.4%	0.949	1.001
=>2	151	0.857	0.978	14.1%	0.965	0.991

Area 34 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 0.986.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
600-1199	26	0.920	0.995	8.2%	0.969	1.021
1200-1399	32	0.890	1.007	13.1%	0.972	1.041
1400-1599	53	0.909	1.006	10.7%	0.982	1.030
1600-1799	52	0.901	1.008	11.9%	0.981	1.035
1800-1999	43	0.895	0.997	11.4%	0.969	1.025
2000-2499	97	0.894	0.984	10.0%	0.966	1.002
2500-2999	63	0.888	0.983	10.6%	0.961	1.005
3000-3499	37	0.854	0.958	12.1%	0.933	0.983
3500-3999	25	0.869	0.991	14.1%	0.957	1.025
View Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
N	290	0.894	0.999	11.8%	0.990	1.009
Y	149	0.861	0.971	12.9%	0.956	0.987
Wft Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
N	414	0.888	0.989	11.4%	0.981	0.998
Y	25	0.818	0.967	18.3%	0.940	0.997
Sub	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
1	30	0.823	0.954	15.9%	0.927	0.980
2	55	0.923	1.007	9.1%	0.984	1.031
3	104	0.877	0.998	13.8%	0.983	1.013
4	35	0.876	0.983	12.2%	0.954	1.013
5	61	0.883	0.975	10.4%	0.946	1.005
6	41	0.873	0.948	8.6%	0.921	0.976
7	113	0.892	1.011	13.3%	0.996	1.026

Area 34 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 0.986.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Lot Size	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
<7000	26	0.877	0.951	8.5%	0.925	0.977
7000-8999	59	0.885	0.977	10.4%	0.950	1.004
9000-10999	133	0.891	0.990	11.1%	0.975	1.004
11000-12999	75	0.881	0.996	13.0%	0.975	1.017
13000-14999	50	0.899	0.997	10.8%	0.973	1.020
15000-16999	32	0.844	0.975	15.5%	0.940	1.010
17000-18999	18	0.898	0.998	11.2%	0.968	1.028
18000-29999	34	0.849	0.999	17.7%	0.972	1.027
=>30000	12	0.858	0.944	9.9%	0.881	1.006
Major 414100 & 414101		2001 Count	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
N	429	0.878	0.986	12.2%	0.977	0.994
Y	10	0.886	1.011	14.2%	0.971	1.052
Renovated		2001 Count	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
N	412	0.880	0.989	12.4%	0.981	0.997
Y	27	0.862	0.952	10.5%	0.912	0.992

Sales Available for Analysis
Area 34
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	531510	1826	10/23/01	318000	1340	0	6	1963	3	9768	N	N	2246 77TH AV SE
1	413930	0220	7/27/01	480750	880	850	7	1956	4	12550	Y	N	9219 SE 33RD PL
1	064710	0210	11/26/01	391000	900	660	7	1954	2	18000	Y	N	3232 90TH PL SE
1	531510	1827	1/19/00	399000	1000	688	7	1961	4	9768	N	N	2283 78TH AV SE
1	064710	0120	10/11/01	460000	1180	480	8	1958	5	7200	N	N	3217 90TH PL SE
1	064710	0192	11/14/00	525000	1380	900	8	1953	4	13875	Y	N	3212 90TH PL SE
1	544230	0805	4/28/00	539950	1650	980	8	1959	3	12000	Y	N	6204 SE 22ND ST
1	810610	0160	4/20/01	2400000	1700	1100	8	1954	3	38868	Y	Y	8908 N MERCER WY
1	735570	0235	3/20/01	640000	1770	970	8	1941	5	21565	N	N	7014 SE 20TH ST
1	544930	0145	5/17/01	738000	1870	1390	8	1967	5	15246	Y	N	2090 81ST AV SE
1	413930	0035	6/25/01	710000	2700	0	8	1952	3	19723	N	N	3502 96TH AV SE
1	122404	9039	2/18/00	577500	2760	0	8	1951	3	9152	N	N	8245 SE 24TH ST
1	082405	9111	7/27/00	1220000	2060	1200	9	1941	5	20909	Y	Y	9960 SE 35TH PL
1	531510	1877	8/10/00	755000	2600	620	9	1995	3	9358	N	N	2233 77TH AV SE
1	072405	9033	1/14/00	600000	2660	0	9	1978	3	10000	N	N	3400 97TH AV SE
1	735570	0170	10/19/01	780000	2770	0	9	2001	3	7565	N	N	1845 72ND AV SE
1	072405	9107	5/3/00	799000	2280	1340	10	1999	3	10470	N	N	3436 EL DORADO BEACH CLUB DR
1	531510	1810	9/19/00	793400	2680	600	10	1991	3	8453	N	N	2232 77TH AV SE
1	413930	0348	5/12/00	989800	2900	880	10	2000	3	8425	N	N	3316 94TH AV SE
1	545230	1810	12/5/00	882000	3040	900	10	1991	3	9240	Y	N	2250 82ND AV SE
1	545230	2139	5/17/00	1175000	3060	600	10	2000	3	8800	Y	N	2209 80TH AV SE
1	412900	0020	10/16/00	1133151	3390	0	10	2000	3	10300	N	N	9407 SE 33RD ST
1	140285	0020	10/6/00	970000	3610	0	10	1995	3	10855	N	N	3303 94TH AV SE
1	140285	0070	8/10/01	890000	3770	0	10	1996	3	12649	N	N	9201 SE 33RD ST
1	412900	0060	12/1/00	1225000	3460	0	11	2000	3	11339	N	N	9405 SE 33RD ST
1	064710	0225	6/5/00	1380000	3810	990	11	1999	3	11319	Y	N	3238 90TH PL SE

Sales Available for Analysis
Area 34
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	531510	1738	12/2/00	1798800	4870	0	11	2000	3	20659	N	N	7819 22ND PL SE
1	531510	0020	1/18/00	3797425	3400	2300	12	1959	3	14754	Y	Y	7204 N MERCER WY
1	810610	0010	10/5/00	3556000	3900	0	12	1986	4	19500	Y	Y	8434 N MERCER WY
1	243970	0065	3/29/01	5950000	7730	0	13	2000	3	20020	Y	Y	5908 SE 20TH ST
2	502190	0185	9/14/00	343000	940	940	6	1947	4	10800	N	N	3733 88TH AV SE
2	502190	0160	1/6/00	377000	990	100	6	1948	4	10800	N	N	3709 88TH AV SE
2	502190	0155	10/9/01	325000	1030	100	6	1948	3	10800	N	N	3703 88TH AV SE
2	502190	0325	5/26/00	300000	940	0	7	1951	3	12960	N	N	3610 86TH AV SE
2	502190	0320	4/12/00	325000	950	0	7	1951	3	12420	N	N	3616 86TH AV SE
2	502190	0425	6/13/00	425000	950	950	7	1951	5	8276	N	N	8840 SE 37TH ST
2	545900	0150	8/11/00	342000	1120	0	7	1961	4	9100	N	N	3772 78TH AV SE
2	502190	0510	4/26/00	395000	1230	0	7	1951	4	8502	N	N	8821 SE 37TH ST
2	545600	0095	5/31/01	410500	1400	750	7	1959	4	9200	N	N	9737 SE 40TH ST
2	545600	0175	2/7/00	377000	1480	0	7	1957	4	8800	N	N	9803 SE 40TH ST
2	502190	0671	5/8/01	355000	1720	0	7	1952	4	8360	N	N	3727 86TH AV SE
2	502190	0669	11/12/01	347000	1790	0	7	1951	4	8360	N	N	3719 86TH AV SE
2	502190	0715	9/28/01	357500	1860	0	7	1954	4	12000	N	N	3732 84TH AV SE
2	502190	0680	6/22/01	395500	1870	0	7	1948	4	14204	N	N	8446 SE 39TH ST
2	502190	0501	1/11/01	417000	1890	0	7	1951	3	8360	N	N	8805 SE 37TH ST
2	545900	0140	7/25/01	385000	1930	0	7	1961	4	10360	N	N	3788 78TH AV SE
2	502190	0445	6/1/01	490000	2150	0	7	1954	3	11400	N	N	8820 SE 37TH ST
2	545900	0015	7/25/00	401500	1100	1100	8	1962	4	7910	N	N	3419 79TH AV SE
2	545600	0055	3/11/01	369000	1200	0	8	1956	4	8000	N	N	4123 97TH AV SE
2	545600	0035	5/2/00	462500	1370	0	8	1955	5	7700	N	N	4051 97TH AV SE
2	502190	0385	10/18/01	419900	1380	0	8	1958	4	11070	N	N	3615 90TH AV SE
2	545900	0020	4/14/00	405000	1390	1200	8	1964	4	8050	N	N	3427 79TH AV SE

Sales Available for Analysis
Area 34
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	545600	0170	7/18/01	402000	1410	0	8	1956	4	10000	N	N	4032 97TH AV SE
2	502190	0386	2/17/00	418000	1440	0	8	1958	4	12412	N	N	3605 90TH AV SE
2	545600	0045	10/18/01	379000	1450	0	8	1955	4	7700	N	N	4107 97TH AV SE
2	545600	0090	7/28/00	393000	1460	0	8	1956	4	10400	N	N	9729 SE 40TH ST
2	545600	0445	8/16/00	535000	1610	1610	8	1954	4	12850	Y	N	4222 MERCERWOOD DR
2	546090	0030	6/13/01	593984	1630	1630	8	1962	4	14568	N	N	3905 96TH AV SE
2	545600	0040	6/13/01	389900	1660	0	8	1955	4	9200	N	N	4101 97TH AV SE
2	545900	0255	6/8/01	378950	1680	0	8	1963	3	10200	N	N	3869 80TH AV SE
2	122404	9105	6/12/00	425000	1740	0	8	1963	3	10454	N	N	8244 SE 36TH ST
2	445790	0070	6/13/01	530000	1750	0	8	1956	5	11392	Y	N	3827 83RD AV SE
2	122404	9085	9/7/01	564250	1770	0	8	1957	3	12196	N	N	8209 SE 35TH ST
2	502190	0465	10/20/01	420000	1870	0	8	1978	4	8800	N	N	3620 88TH AV SE
2	445770	0110	8/25/00	545000	1880	1100	8	1956	4	10925	Y	N	3619 81ST AV SE
2	183210	0126	4/18/00	400000	2040	0	8	1977	3	10050	N	N	8407 SE 35TH ST
2	545600	0080	8/7/00	496600	2040	0	8	1956	3	8000	N	N	9715 SE 40TH ST
2	502190	0865	10/17/00	520000	2130	0	8	1995	3	8651	N	N	8837 SE 39TH ST
2	502190	0035	8/9/01	500000	2160	0	8	1955	4	14250	N	N	8451 SE 36TH ST
2	445830	0180	8/22/01	440000	2260	0	8	1973	3	9945	Y	N	8010 SE 34TH PL
2	545190	0060	1/25/00	600000	2610	700	8	1958	3	16459	Y	N	3203 84TH AV SE
2	545900	0290	11/20/01	520000	1220	1170	9	1963	4	9600	Y	N	3742 79TH AV SE
2	216241	0150	12/21/01	369500	1500	200	9	1985	3	2325	N	N	3650 93RD AV SE
2	545950	0048	6/14/00	580000	1500	1680	9	1969	4	11450	N	N	4021 96TH AV SE
2	666680	0250	5/12/00	525000	1500	1480	9	1965	4	16200	N	N	8429 SE 33RD PL
2	545900	0115	8/1/01	515000	1600	1600	9	1960	4	9840	N	N	3781 79TH AV SE
2	545930	0010	11/16/00	648900	1870	820	9	1960	5	9350	N	N	4140 96TH AV SE
2	666680	0230	7/18/01	562000	2000	880	9	1973	4	10070	N	N	8421 SE 33RD PL

Sales Available for Analysis
Area 34
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	122404	9032	12/13/00	850000	3710	1390	9	1949	3	25572	Y	N	8225 SE 30TH PL
2	265550	0130	9/4/01	610000	2010	0	10	1986	3	8262	N	N	3985 99TH AV SE
2	502190	0525	10/4/00	735000	2600	0	10	2000	3	9630	N	N	8845 SE 37TH ST
2	664815	0010	2/16/00	775000	2640	0	10	1988	3	13592	Y	N	9290 SE 36TH PL
2	384490	0010	12/4/00	825000	3380	50	10	1991	3	9835	N	N	8238 SE 30TH ST
2	502190	0105	4/26/01	1150000	3600	1170	10	2000	3	13200	N	N	3630 84TH AV SE
2	664815	0040	11/24/01	1012500	3820	1040	11	1989	3	23723	Y	N	9250 SE 36TH PL
3	019110	1085	9/17/01	355000	1220	0	7	1960	4	8636	N	N	4752 90TH AV SE
3	261790	0040	8/29/01	397500	1270	1270	7	1956	4	11688	N	N	4237 85TH AV SE
3	258190	0090	10/3/01	375000	1280	0	7	1949	5	8612	N	N	7082 92ND AV SE
3	445730	0550	6/16/01	475000	1300	1300	7	1960	5	9525	N	N	4318 90TH AV SE
3	673570	0080	11/3/00	362500	1410	0	7	1954	3	8873	N	N	4016 91ST AV SE
3	435130	0385	4/16/01	395000	1460	0	7	1958	4	11500	N	N	4846 90TH AV SE
3	806230	0025	7/25/01	397000	1500	0	7	1956	4	9450	N	N	4035 91ST AV SE
3	545030	0105	10/20/00	451000	1580	0	7	1952	5	13500	N	N	4115 85TH AV SE
3	445730	0420	8/11/00	424950	1810	0	7	1960	4	10125	N	N	4321 90TH AV SE
3	865090	0025	3/14/00	488000	1970	0	7	1959	4	11235	N	N	9017 SE 60TH ST
3	806230	0010	6/21/00	382650	1220	600	8	1955	3	10125	N	N	4015 91ST AV SE
3	792410	0005	1/17/01	370000	1290	780	8	1955	3	6750	N	N	4004 89TH AV SE
3	019110	0750	10/3/00	460000	1420	680	8	1959	4	9525	N	N	4641 90TH AV SE
3	546110	0090	7/10/01	449000	1470	450	8	1958	4	9520	Y	N	4307 E MERCER WY
3	003100	0035	6/4/01	369000	1510	0	8	1955	4	7140	N	N	4036 92ND AV SE
3	003110	0035	7/5/00	499000	1510	1510	8	1956	4	8262	N	N	4247 93RD AV SE
3	856350	0090	2/11/00	683000	1530	1480	8	1975	3	8970	Y	N	9360 SE 68TH ST
3	545990	0035	4/13/00	490000	1540	1380	8	1957	4	13000	N	N	9219 SE 43RD ST
3	019110	0375	8/1/01	528000	1580	700	8	1965	5	10125	N	N	4534 87TH AV SE

Sales Available for Analysis
Area 34
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	445730	0415	4/26/01	576900	1630	940	8	1962	4	10125	N	N	4315 90TH AV SE
3	673570	0010	5/30/00	389000	1630	0	8	1955	4	8808	N	N	4011 92ND AV SE
3	003100	0005	3/20/00	389000	1660	0	8	1955	3	9375	N	N	9203 SE 40TH ST
3	667290	0240	12/19/00	425000	1730	0	8	1968	4	6834	N	N	8801 SE 56TH ST
3	019110	0600	5/5/00	425000	1790	0	8	1981	3	6375	N	N	4665 88TH AV SE
3	545600	0500	4/25/01	595000	1790	840	8	1954	4	5088	Y	N	4211 MERCERWOOD DR
3	667290	0010	6/20/00	399000	1800	0	8	1968	4	11760	N	N	8804 SE 54TH ST
3	228730	0010	9/4/01	389000	1810	0	8	1960	3	10800	N	N	8807 SE 59TH ST
3	228700	0400	2/1/00	589000	1840	460	8	1961	5	9590	N	N	5608 89TH AV SE
3	258190	0092	7/7/00	496100	1870	0	8	1985	3	9200	N	N	7204 92ND AV SE
3	759810	0142	8/21/01	599000	1890	1440	8	1957	5	10302	N	N	8910 SE 45TH ST
3	865070	0010	7/6/01	506500	1920	0	8	1960	4	13200	N	N	8820 SE 60TH ST
3	019110	0350	6/30/00	446000	1930	0	8	1945	4	11475	N	N	4545 88TH AV SE
3	228730	0200	4/23/01	529000	2060	0	8	1960	4	10080	N	N	9012 SE 59TH ST
3	865090	0050	6/23/00	478000	2070	0	8	1958	4	11235	N	N	9038 SE 61ST ST
3	545030	0195	4/25/01	515000	2090	0	8	1949	4	13500	N	N	4057 86TH AV SE
3	806230	0045	4/21/00	377000	2120	0	8	1955	3	14076	N	N	4056 90TH AV SE
3	445730	0615	5/25/00	523950	2170	0	8	1960	5	9525	N	N	4340 91ST AV SE
3	019110	0210	11/23/01	437000	2230	0	8	1960	3	10125	N	N	4548 89TH AV SE
3	019110	1115	10/3/01	488000	2250	0	8	1966	4	9525	N	N	4712 90TH AV SE
3	003100	0285	8/22/01	530000	2360	0	8	1955	5	17500	N	N	4205 93RD AV SE
3	019110	0285	4/23/01	447750	2420	0	8	1965	3	9525	N	N	4548 88TH AV SE
3	019110	1224	1/27/00	520000	2430	800	8	1979	4	12065	N	N	4747 89TH AV SE
3	228700	0390	11/3/00	640000	2660	0	8	1959	5	9000	N	N	5610 89TH AV SE
3	673570	0015	12/13/00	549000	2700	0	8	1955	3	8807	N	N	4017 92ND AV SE
3	673570	0075	6/30/00	563500	3070	0	8	1952	3	8873	N	N	4020 91ST AV SE

Sales Available for Analysis
Area 34
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	362250	0055	9/5/00	580000	3080	0	8	1955	4	17952	N	N	4358 86TH AV SE
3	216200	0190	11/30/00	525000	1420	700	9	1973	4	14850	Y	N	5009 E MERCER WY
3	019110	0740	6/13/01	618000	1510	1070	9	1974	4	9525	N	N	4631 90TH AV SE
3	228800	0020	7/18/01	549990	1570	850	9	1964	4	16100	Y	N	9228 SE 59TH ST
3	865120	0260	5/3/00	539000	1660	700	9	1973	3	17695	Y	N	6130 94TH AV SE
3	019110	1030	8/2/00	665000	1750	1460	9	1966	4	13500	Y	N	4706 91ST AV SE
3	856610	0140	3/27/00	740000	1810	1390	9	1966	5	18430	Y	N	7420 92ND PL SE
3	856590	0120	4/10/00	590000	1880	0	9	1964	5	10716	N	N	8835 SE 72ND PL
3	545990	0005	6/22/00	700000	2020	1110	9	1959	5	10720	Y	N	4328 92ND AV SE
3	003110	0015	8/29/00	625000	2050	760	9	1957	5	8750	N	N	9318 SE 43RD ST
3	865110	0120	5/25/01	800000	2050	2050	9	1963	4	12300	Y	N	9241 SE 60TH ST
3	184550	0020	6/25/01	505000	2070	0	9	1967	4	10320	Y	N	9440 70TH PL SE
3	667290	0490	8/21/01	665000	2100	930	9	1964	4	19580	N	N	5418 91ST AV SE
3	759810	0071	2/20/00	540000	2100	0	9	1977	4	15000	N	N	9020 SE 45TH ST
3	865120	0190	8/16/00	645000	2190	600	9	1967	5	14640	N	N	6020 94TH AV SE
3	545050	0030	8/14/01	599000	2280	0	9	1967	4	13950	N	N	5709 92ND AV SE
3	856610	0010	8/29/01	545000	2280	0	9	1964	4	9931	N	N	7255 91ST AV SE
3	806230	0070	5/25/01	618000	2320	1350	9	1959	5	9588	N	N	4020 90TH AV SE
3	546030	0015	9/5/00	612000	2320	790	9	1959	4	9900	Y	N	4130 94TH AV SE
3	019110	0700	11/19/01	518850	2340	0	9	1972	4	9525	N	N	4638 88TH AV SE
3	856590	0100	10/18/00	614000	2450	0	9	1964	5	10716	N	N	8855 SE 72ND PL
3	667290	0480	12/17/01	650000	2620	2620	9	1961	3	15130	N	N	5428 91ST AV SE
3	003100	0085	8/16/01	655000	2690	0	9	1954	4	10625	N	N	4011 93RD AV SE
3	302405	9149	9/1/00	728940	2730	510	9	1968	4	12814	N	N	7330 ISLAND CREST WY
3	759810	0145	11/7/01	637500	2730	0	9	1997	3	9696	N	N	8914 SE 45TH ST
3	219410	0040	3/7/00	679000	2850	0	9	1977	4	12600	Y	N	4375 FERNBROOK DR

Sales Available for Analysis
Area 34
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	546030	0045	11/13/01	612000	2920	0	9	1961	4	10315	Y	N	4232 94TH AV SE
3	545050	0270	5/24/01	770000	2930	450	9	1966	3	9328	N	N	9108 SE 57TH ST
3	228800	0140	5/25/00	655000	3180	0	9	1965	4	19520	Y	N	9225 SE 59TH ST
3	182405	9164	6/7/01	652000	1750	900	10	1974	3	30492	N	N	4725 E MERCER WY
3	546060	0050	5/26/00	575000	1750	1500	10	1972	3	9672	Y	N	4180 95TH PL SE
3	182405	9173	4/5/00	640000	1820	740	10	1978	3	35283	Y	N	4735 E MERCER WY
3	019110	0820	4/3/01	735000	1840	1400	10	1979	3	9525	N	N	4637 91ST AV SE
3	362550	0080	5/1/01	1072500	1970	820	10	1967	5	17200	Y	N	8571 SE 82ND ST
3	751100	0030	5/3/01	679500	2010	0	10	1962	5	12500	N	N	6114 90TH AV SE
3	546060	0010	7/30/01	603586	2140	1540	10	1974	3	13200	Y	N	4118 94TH PL SE
3	192300	0390	3/21/00	744000	2150	1120	10	1974	3	22950	Y	N	9222 SE 46TH ST
3	258130	0040	5/4/00	905000	2220	1200	10	1990	3	12796	Y	N	7211 E MERCER WY
3	667290	0320	7/12/00	679000	2260	0	10	1961	4	13167	N	N	8925 SE 54TH ST
3	362780	0090	6/13/01	1095000	2520	2990	10	1967	4	13500	Y	N	7806 89TH PL SE
3	252400	0130	4/5/00	619500	2540	0	10	1988	3	23683	N	N	4755 E MERCER WY
3	667290	0030	1/17/00	615000	2590	0	10	1962	4	15622	N	N	8830 SE 54TH ST
3	302405	9180	6/15/01	732500	2770	0	10	1982	3	12204	N	N	7354 ISLAND CREST WY
3	019110	0387	3/8/01	720000	2860	0	10	1985	3	10125	N	N	4520 87TH AV SE
3	258130	0005	10/26/00	759000	3490	0	10	1985	3	12688	N	N	9205 SE 68TH ST
3	032110	0235	2/28/01	802000	3530	0	10	1986	3	19408	Y	N	8011 E MERCER WY
3	759810	0221	5/29/01	849500	3620	0	10	1951	3	18000	N	N	4417 88TH AV SE
3	362780	0050	8/21/01	925000	1910	1370	11	1969	4	20425	Y	N	7716 89TH PL SE
3	258190	0065	5/4/00	839000	2800	1320	11	1990	3	9508	Y	N	7066 92ND AV SE
3	856640	0010	6/8/01	975000	3200	0	11	1985	3	12942	Y	N	8815 SE 77TH PL
3	545600	0540	12/31/01	1450000	3480	1990	11	1955	3	11500	Y	N	4245 MERCERWOOD DR
3	435130	0830	3/6/00	885000	3500	0	11	1999	3	10540	N	N	5048 90TH AV SE

Sales Available for Analysis
Area 34
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	856640	0240	6/16/00	1110000	3500	0	11	1989	3	10587	N	N	8864 SE 74TH PL
3	856640	0140	8/15/00	1060000	3560	0	11	1986	3	12838	N	N	8863 SE 74TH PL
3	919780	0050	6/5/01	1034000	3590	0	11	1995	3	14876	Y	N	9101 SE 78TH PL
3	984550	0020	6/22/00	1395000	4170	1470	11	2000	3	40942	N	N	4505 E MERCER WY
3	362250	0035	4/26/01	1500000	4438	1010	11	2000	3	14280	Y	N	4312 86TH AV SE
3	182405	9174	2/17/00	1500000	2910	1200	12	1999	3	42253	N	N	4705 E MERCER WY
3	984550	0010	9/8/00	1475000	3810	910	12	2000	3	23914	Y	N	4507 E MERCER WY
4	258070	0055	4/26/00	410000	1050	1050	6	1942	4	12096	Y	N	6829 96TH AV SE
4	312405	9031	10/24/01	1050000	1150	1150	8	1955	3	16580	Y	Y	8246 AVALON DR
4	192405	9200	7/3/00	975000	1260	1650	8	1959	4	20555	Y	Y	6260 E MERCER WY
4	192405	9178	6/13/00	595000	1700	0	8	1955	4	11325	Y	N	5906 E MERCER WY
4	302405	9171	6/1/01	619000	2220	0	8	1975	5	24225	N	N	6419 E MERCER WY
4	192405	9158	4/27/01	795000	2611	0	8	1940	5	32234	Y	N	4830 E MERCER WY
4	003300	0040	11/22/00	594511	1114	694	9	1977	4	34000	Y	N	4533 FERN CROFT RD
4	312405	9032	10/11/01	1300000	1390	1390	9	1959	4	18562	Y	Y	8300 AVALON DR
4	747350	0020	7/25/00	560000	1610	500	9	1967	5	14706	Y	N	6634 E MERCER WY
4	192200	0050	3/6/00	789000	1710	1690	9	1972	5	10710	Y	N	9432 SE 52ND ST
4	032110	0285	7/2/01	750000	1740	580	9	1965	5	17467	Y	N	8320 AVALON DR
4	082405	9189	1/24/00	629000	2050	0	9	1953	5	19166	N	Y	3824 E MERCER WY
4	192200	0210	9/16/00	617500	2110	1510	9	1972	4	13080	Y	N	9427 SE 52ND ST
4	003300	0090	9/23/01	598000	2150	920	9	1975	4	18000	Y	N	4551 FERN CROFT RD
4	003300	0070	8/29/00	530000	2230	740	9	1977	4	21875	N	N	4525 FERN CROFT RD
4	192405	9328	9/6/00	600000	2320	0	9	1990	3	14810	Y	N	5200 BUTTERWORTH RD
4	185600	0050	3/29/00	628000	2340	1000	9	1975	3	24000	N	N	9715 SE 43RD ST
4	032110	0060	6/30/00	895000	2660	1250	9	1967	5	18051	Y	N	8246 E MERCER WY
4	258010	0045	8/8/01	860000	3060	1020	9	1980	3	10700	Y	N	9555 SE 71ST ST

Sales Available for Analysis
Area 34
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
4	004610	0402	7/10/00	879000	3190	1550	9	1978	4	15500	Y	N	4445 FERN CROFT RD
4	192405	9163	5/17/01	1297500	2030	1110	10	2000	3	8276	Y	N	9458 SE 52ND ST
4	302405	9014	9/5/01	1250000	2110	910	10	1916	4	11489	Y	Y	6952 96TH AV SE
4	869930	0020	6/26/01	650000	2130	860	10	1977	4	15847	Y	N	4704 E MERCER WY
4	143870	0070	8/31/01	1625000	2160	1970	10	1964	5	13501	Y	Y	5420 96TH AV SE
4	192405	9162	10/11/01	1270000	2200	1070	10	2000	3	8712	Y	N	9456 SE 52ND ST
4	866140	0120	6/2/00	875000	2370	1970	10	1985	4	29938	N	N	5384 BUTTERWORTH RD
4	324080	0030	11/22/00	875000	2850	0	10	1983	4	16715	Y	N	6234 E MERCER WY
4	192405	9304	5/1/00	1200000	3770	1180	10	1976	4	26136	Y	Y	5456 E MERCER WY
4	302405	9195	5/8/00	1447000	2420	1800	11	1981	4	9574	Y	Y	6942 96TH AV SE
4	182405	9126	11/5/01	1225000	2760	1340	11	1994	3	22035	Y	N	4234 E MERCER WY
4	156180	0050	3/17/00	947500	3320	0	11	1991	3	9000	N	N	4415 E MERCER WY
4	755870	0004	8/9/00	1275000	3505	1200	11	2000	3	20300	Y	N	4630 E MERCER WY
4	257950	0067	5/23/00	1330000	3580	804	11	1999	3	8432	Y	N	7246 E MERCER WY
4	312405	9039	8/11/00	2925000	3979	1470	12	2000	3	12464	Y	Y	8014 AVALON PL
4	192405	9344	9/26/00	2012306	4520	1200	12	2000	3	15225	Y	Y	5634 E MERCER WY
5	217450	4180	8/29/01	394500	740	0	6	1949	4	5400	Y	N	2442 W MERCER WY
5	217450	1405	3/14/01	400000	1100	920	7	1948	4	6000	Y	N	2925 71ST AV SE
5	531510	0251	9/26/01	585000	1150	0	7	1954	3	9801	Y	N	2226 72ND AV SE
5	217450	1600	11/16/00	399000	1170	250	7	1951	4	9000	N	N	2934 71ST AV SE
5	283770	0105	12/12/00	400000	1180	680	7	1948	3	9350	N	N	7225 SE 36TH ST
5	130030	0790	6/19/01	612500	1210	170	7	1951	4	16650	N	N	3239 74TH AV SE
5	531510	0747	6/18/01	378300	1250	0	7	1952	4	9590	N	N	2954 72ND AV SE
5	531510	0697	1/24/01	439950	1260	1060	7	1952	3	14440	N	N	2723 74TH AV SE
5	409950	1265	8/24/01	373800	1280	0	7	1947	4	12000	N	N	7007 SE 24TH ST
5	531510	0252	11/17/00	700000	1320	680	7	1946	1	15367	Y	N	2228 72ND AV SE

Sales Available for Analysis
Area 34
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5	130030	0910	8/18/00	385000	1360	0	7	1953	3	6000	N	N	3208 73RD AV SE
5	217450	1915	2/27/01	410000	1390	500	7	1956	4	9000	N	N	2720 71ST AV SE
5	217450	1930	5/4/01	376000	1410	0	7	1957	4	9000	N	N	2712 71ST AV SE
5	531510	0828	3/29/00	397500	1420	0	7	1953	5	6570	N	N	2903 74TH AV SE
5	531510	0394	2/11/00	345000	1440	0	7	1957	3	13668	N	N	2463 74TH AV SE
5	217450	2140	6/7/01	489000	1460	900	7	1946	5	6300	N	N	2738 70TH AV SE
5	283770	0110	8/16/01	410000	1500	290	7	1954	4	5500	N	N	3627 73RD AV SE
5	130030	1288	4/23/01	496500	1530	0	7	1951	4	7062	Y	N	3220 72ND AV SE
5	531510	0432	2/7/01	456000	1580	1100	7	1957	4	10960	N	N	7235 SE 24TH ST
5	330770	0115	8/8/00	526500	1650	0	7	1953	4	7498	Y	N	6612 SE 24TH ST
5	330770	0270	2/10/00	379000	1670	0	7	1951	3	7253	N	N	2251 71ST AV SE
5	531510	0401	1/25/01	449000	1700	900	7	1957	3	12596	N	N	2455 74TH AV SE
5	283770	0120	8/8/00	340000	1760	0	7	1953	2	8800	N	N	3641 73RD AV SE
5	531510	0725	5/30/00	430000	1830	0	7	1913	5	6600	N	N	2924 72ND AV SE
5	130030	1666	4/24/00	600000	2090	0	7	1956	4	7700	Y	N	3404 72ND AV SE
5	545880	0315	3/12/01	405000	1170	400	8	1958	3	7350	N	N	3430 77TH AV SE
5	545880	0500	8/23/01	425000	1220	370	8	1962	4	9760	N	N	3745 77TH AV SE
5	545880	0650	3/3/00	350000	1220	0	8	1958	4	8000	N	N	3712 77TH PL SE
5	935910	0756	7/9/01	465000	1240	140	8	1963	3	9000	Y	N	6925 SE 33RD ST
5	545880	0300	8/20/01	359950	1280	0	8	1958	3	7350	N	N	3452 77TH AV SE
5	130030	2336	5/11/00	420000	1340	1300	8	1956	3	12450	N	N	3225 73RD AV SE
5	545880	0375	8/18/00	415000	1340	1080	8	1960	3	7300	N	N	3454 77TH PL SE
5	545880	0485	10/3/00	390000	1420	300	8	1960	3	10260	N	N	7627 SE 37TH PL
5	330770	0161	4/20/00	950000	1500	1090	8	1953	4	8681	Y	N	2203 70TH AV SE
5	545880	0665	8/14/01	400000	1530	0	8	1962	4	8400	N	N	3736 77TH PL SE
5	426070	0040	7/18/00	605000	1560	880	8	1952	3	6050	N	N	2749 73RD AV SE

Sales Available for Analysis
Area 34
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5	545880	0175	10/4/00	504000	1560	550	8	1959	4	10320	N	N	3612 76TH PL SE
5	509330	0970	1/20/01	761001	1580	1400	8	1958	3	9000	Y	N	2836 68TH AV SE
5	130030	1105	7/25/00	549000	1730	1290	8	1959	4	7000	N	N	7219 SE 32ND ST
5	509330	1235	1/3/01	798500	1760	1610	8	1958	4	6000	Y	N	2837 68TH AV SE
5	545880	0555	6/28/01	381000	1780	0	8	1959	4	7350	N	N	3713 77TH PL SE
5	545880	0325	12/10/01	377500	1890	0	8	1960	4	7350	N	N	3418 77TH AV SE
5	531510	0258	6/27/00	750000	2130	0	8	1994	3	10012	Y	N	2242 72ND AV SE
5	545880	0045	2/10/00	427000	2280	0	8	1959	3	7210	N	N	7628 SE 34TH ST
5	935090	0635	8/27/01	815000	2315	1210	8	1956	5	7600	Y	N	3515 72ND AV SE
5	509330	0590	4/10/01	725000	1060	1060	9	1969	4	10000	Y	N	2764 68TH AV SE
5	217510	0250	11/20/00	600000	1400	1280	9	1976	3	8000	Y	N	3059 70TH AV SE
5	217450	4205	9/18/01	780000	2150	1150	9	1996	3	5400	Y	N	2455 65TH PL SE
5	130030	2031	5/17/01	630000	2300	850	9	1950	4	11400	N	N	3436 74TH AV SE
5	531510	0346	4/16/01	665000	2515	0	9	2000	3	6700	N	N	2410 72ND AV SE
5	330770	0105	8/11/00	700000	2910	330	9	1946	3	7498	Y	N	6600 SE 24TH ST
5	509330	1000	3/7/00	860000	1680	1150	10	1958	4	15000	Y	N	2816 68TH AV SE
5	330770	0205	1/25/00	920000	2700	0	10	1999	3	7262	Y	N	2250 70TH AV SE
5	531510	0797	11/21/00	834000	3060	0	10	1995	3	11185	N	N	2953 74TH AV SE
5	130030	1955	6/23/00	1200000	3980	0	10	2000	3	15400	N	N	3442 74TH AV SE
5	330770	0360	5/30/01	1250000	2400	1040	11	2000	3	6900	Y	N	2215 72ND AV SE
5	217450	1305	3/2/01	1395000	2801	611	11	2000	3	6000	Y	N	3012 70TH AV SE
5	509330	0545	11/21/00	910000	3130	2360	11	1983	3	6000	Y	N	2747 68TH AV SE
5	935910	0330	10/4/00	1169000	3250	1560	11	1985	3	8471	Y	N	3240 W MERCER WY
5	531510	0717	8/30/01	1375000	4420	0	11	2001	3	10960	N	N	7225 SE 29TH ST
5	362350	0030	2/29/00	1350000	5095	685	11	1999	3	10696	N	N	3698 72ND PL NE
6	409950	0480	8/1/00	225000	630	0	6	1960	3	2648	N	N	2405 63RD AV SE

Sales Available for Analysis
Area 34
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	148330	0611	12/8/00	396000	1040	730	7	1958	4	5000	N	N	2440 64TH AV SE
6	217450	0675	10/1/01	395700	1090	0	7	1946	5	12615	N	N	3070 65TH PL SE
6	157410	0145	2/27/01	445000	1260	780	7	1973	4	8846	N	N	8030 SE 60TH ST
6	217450	3630	7/9/01	372000	1460	0	7	1954	4	6171	N	N	6311 SE 27TH ST
6	544230	0046	10/29/01	440000	1510	660	7	1963	3	11590	Y	N	6300 SE 24TH ST
6	217450	3525	10/20/00	485000	1590	0	7	1942	3	9000	N	N	2735 63RD AV SE
6	362350	0215	4/5/00	434500	1860	0	7	1956	3	11810	N	N	4103 W MERCER WY
6	770010	0161	3/19/01	847000	1560	0	8	1967	4	23235	Y	N	8039 SE 45TH ST
6	409950	0150	7/26/00	455000	1660	0	8	1955	5	6750	Y	N	2412 60TH AV SE
6	252404	9213	4/5/00	575000	1920	0	8	1962	3	17930	N	N	6421 W MERCER WY
6	217450	3380	4/21/00	485000	2050	0	8	1920	3	4050	N	N	6116 SE 28TH ST
6	157410	0130	6/27/00	625000	2110	0	8	1969	4	9360	N	N	8020 SE 60TH ST
6	217450	4275	6/21/00	782100	2250	430	8	1946	5	11700	Y	N	2463 W MERCER WY
6	335850	0631	12/11/00	1040000	1690	620	9	1978	3	18320	Y	Y	8449 W MERCER WY
6	362350	0207	5/12/00	769000	1730	1000	9	1977	3	10490	Y	N	4125 W MERCER WY
6	257730	0010	11/19/01	785000	1930	1170	9	1961	4	16650	Y	N	8151 SE 48TH ST
6	113700	0120	12/13/00	1035000	2230	1730	9	1971	3	15659	Y	N	12 BROOK BAY RD
6	217450	0540	9/19/01	610000	2340	0	9	1957	3	6300	N	N	3043 65TH PL SE
6	257490	0016	3/6/01	735000	2580	480	9	1979	5	23919	N	N	4915 84TH AV SE
6	252404	9138	1/4/00	1350000	2690	280	9	1946	4	30381	Y	N	7239 W RIDGE RD
6	141030	0080	5/21/01	629500	2970	0	9	1974	3	14934	N	N	5251 W MERCER WY
6	192405	9306	7/18/01	725000	3060	330	9	1976	3	18300	N	N	4841 W MERCER WY
6	407600	0030	5/15/00	849950	3630	0	9	1973	4	24625	N	N	5057 84TH AV SE
6	217450	0120	4/27/01	850000	2150	860	10	1955	4	9188	Y	N	6004 SE 32ND ST
6	738900	0060	7/31/01	1390000	2260	1310	10	1971	5	11200	Y	N	20 HOLLY LN
6	362350	0457	2/9/01	883500	2610	1060	10	1966	4	15000	Y	N	4151 BOULEVARD PL

Sales Available for Analysis
Area 34
(Single Family Residences)

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6	335850	0049	3/10/00	1225000	2830	1300	10	1984	3	10880	Y	Y	8029 W MERCER WY
6	252404	9118	9/20/01	1900000	2860	1900	10	1957	4	42547	Y	N	4 MEADOW LN
6	404510	0085	5/12/00	1370000	2980	810	10	1970	5	21275	Y	N	8100 SE 48TH ST
6	409950	0022	9/20/01	1050000	3470	0	10	1999	3	9826	Y	N	2413 60TH AV SE
6	409480	0220	12/10/01	712000	3500	0	10	1969	3	15073	N	N	6105 79TH AV SE
6	409480	0300	5/30/01	1145000	1960	1810	11	1964	5	14523	Y	N	6035 78TH AV SE
6	409480	0280	7/18/01	1189000	2400	1840	11	1964	4	18943	Y	N	6051 78TH AV SE
6	404510	0075	6/5/01	1600000	3090	1800	11	1999	3	15188	Y	N	4803 W MERCER WY
6	936570	0187	12/7/00	1350000	3120	0	11	1988	3	18972	Y	N	4247 HOLLY LN
6	776700	0060	6/27/00	1905000	3250	3260	11	1980	4	16560	Y	N	3809 W MERCER WY
6	615600	0050	2/10/00	1150000	3420	0	11	1973	4	20005	Y	N	7901 NORTHBROOK LN
6	776700	0050	4/18/00	1950000	4190	1480	11	1978	4	15000	Y	N	3811 W MERCER WY
6	933270	0050	6/28/00	1350000	4630	0	11	1991	3	15301	N	N	8380 SE 50TH PL
6	217450	2945	9/24/01	2500000	2770	2130	12	1978	4	13543	Y	Y	2727 60TH AV SE
7	435130	0736	2/20/01	342500	1140	440	7	1959	3	10721	N	N	5050 88TH AV SE
7	915970	0075	11/30/00	400000	1300	890	7	1955	4	13278	N	N	8046 SE 72ND ST
7	362650	0005	6/6/00	309500	1460	0	7	1955	3	14085	N	N	4105 84TH AV SE
7	362350	0198	5/1/00	492000	1420	1420	8	1980	4	12632	Y	N	4135 80TH AV SE
7	545280	0690	2/20/01	505500	1430	510	8	1975	3	14023	N	N	6536 80TH AV SE
7	759810	0522	2/9/00	465000	1450	1390	8	1959	5	9630	N	N	4 WEMBLEY LN
7	759810	0545	7/26/00	460000	1450	810	8	1960	4	10000	N	N	4657 86TH AV SE
7	275700	0060	12/27/00	390050	1500	790	8	1966	3	10831	N	N	4701 88TH AV SE
7	545280	0710	9/15/00	498530	1510	420	8	1974	4	13582	N	N	6710 80TH AV SE
7	545280	0790	3/1/00	406000	1520	400	8	1974	4	13200	N	N	6721 81ST AV SE
7	101300	0020	4/19/00	435000	1540	570	8	1977	4	9700	N	N	4244 83RD AV SE
7	545110	0500	12/3/01	520000	1620	690	8	1967	4	9900	N	N	7230 87TH AV SE

Sales Available for Analysis
Area 34
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	192405	9171	4/19/00	440000	1650	0	8	1966	4	12632	N	N	8427 SE 62ND ST
7	362350	0197	8/3/01	425830	1680	0	8	1966	4	10000	N	N	4105 80TH AV SE
7	545110	0130	10/1/01	538000	1680	1110	8	1967	4	9870	N	N	8470 SE 72ND PL
7	545120	0140	11/20/01	490000	1720	590	8	1968	4	10920	N	N	7687 85TH PL SE
7	545122	0020	8/1/00	573000	1750	390	8	1973	4	9600	N	N	8505 SE 78TH ST
7	252404	9082	9/12/00	585000	1750	650	8	1973	4	19198	N	N	7641 SE 76TH ST
7	545121	0240	6/29/01	609000	1760	1030	8	1973	4	12420	N	N	7430 87TH PL SE
7	865160	0150	12/4/01	470000	1790	0	8	1970	4	8034	N	N	8531 SE 61ST ST
7	873230	0040	3/9/01	460000	1840	0	8	1961	4	9265	N	N	8209 SE 71ST ST
7	545110	0360	5/3/00	485000	1850	0	8	1967	4	12840	N	N	8521 SE 72ND ST
7	873230	0070	4/26/01	635000	1890	0	8	1963	5	9720	N	N	6880 83RD AV SE
7	545120	0550	5/9/00	514000	1950	0	8	1970	4	10800	N	N	7410 85TH AV SE
7	545122	0120	6/20/01	509500	2010	0	8	1973	4	10800	N	N	8633 SE 78TH ST
7	362650	0010	8/1/00	425000	2080	0	8	1957	4	14085	N	N	4113 84TH AV SE
7	545120	0030	3/24/00	535700	2090	0	8	1974	4	11520	N	N	7383 85TH PL SE
7	545120	0740	6/16/00	600000	2210	0	8	1970	5	9600	N	N	7515 85TH AV SE
7	362650	0050	8/8/00	400000	2220	0	8	1955	3	13964	N	N	4215 ISLAND CREST WY
7	418840	0010	6/15/01	550000	2260	1110	8	1974	3	12325	N	N	8420 SE 53RD PL
7	873230	0060	3/19/01	565000	2350	0	8	1961	4	9545	N	N	8223 SE 71ST ST
7	545120	0010	8/13/01	510000	2390	0	8	1975	3	12600	N	N	7325 85TH PL SE
7	545280	0590	8/7/01	489000	2430	0	8	1973	3	13891	N	N	8000 SE 65TH ST
7	873230	0100	10/11/00	635000	2650	0	8	1963	5	9680	N	N	6860 83RD AV SE
7	252404	9081	4/11/00	737000	2830	0	8	1974	4	20388	N	N	7710 RIDGECREST LN
7	192405	9192	10/9/00	500000	2920	0	8	1965	4	12196	N	N	5215 88TH AV SE
7	545110	0030	6/13/00	599000	3180	0	8	1966	4	10800	N	N	8441 SE 71ST ST
7	545280	0730	5/14/01	487500	1220	1220	9	1975	3	13475	N	N	6750 80TH AV SE

Sales Available for Analysis
Area 34
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	192405	9253	7/2/00	509000	1410	1000	9	1963	4	13068	N	N	8421 SE 62ND ST
7	545120	0390	10/1/01	483000	1540	580	9	1968	4	12000	N	N	8580 SE 76TH PL
7	664872	0060	3/6/00	560000	1580	880	9	1977	4	7650	N	N	8620 SE 60TH ST
7	873230	0430	5/3/01	475000	1610	450	9	1975	3	10530	N	N	7031 81ST AV SE
7	141030	0105	7/11/00	575000	1710	500	9	1960	4	21658	N	N	5252 W MERCER WY
7	545360	0150	4/4/01	749500	1740	1740	9	1963	5	12395	N	N	7444 MERCER TERRACE DR
7	192280	0430	2/15/00	540000	1790	1590	9	1972	4	11721	Y	N	6016 W MERCER WY
7	545360	0330	5/21/01	600000	1830	500	9	1964	4	12436	N	N	7449 MERCER TERRACE DR
7	252404	9217	8/22/01	759500	1840	1700	9	1964	4	15001	Y	N	7002 78TH AV SE
7	545420	0190	7/19/00	599000	1840	1250	9	1961	4	14222	N	N	6228 83RD PL SE
7	246900	0180	10/12/00	504500	1880	0	9	1962	4	9828	N	N	8405 SE 62ND ST
7	331750	0020	4/14/00	640000	1880	1270	9	1969	4	10800	N	N	8411 SE 47TH PL
7	666920	0190	9/8/00	620000	1890	1540	9	1967	4	12075	Y	N	8201 SE 65TH ST
7	056550	0050	8/28/01	655000	1900	1500	9	1969	5	19055	Y	N	6720 W MERCER WY
7	545420	0110	12/28/01	540000	1980	550	9	1961	4	9840	N	N	6245 84TH AV SE
7	545420	0130	6/25/01	490000	2000	0	9	1961	4	10365	N	N	6229 84TH AV SE
7	545122	0210	1/30/01	684000	2010	480	9	1973	4	10200	N	N	8512 SE 78TH ST
7	246900	0010	5/20/00	500000	2100	0	9	1961	4	12150	N	N	6306 84TH AV SE
7	362550	0150	6/14/00	648115	2130	1070	9	1966	4	11751	N	N	8531 SE 80TH ST
7	545360	0270	8/29/01	681000	2170	1660	9	1965	4	15088	N	N	7405 MERCER TERRACE DR
7	666920	0050	6/22/01	635000	2210	0	9	1968	5	7200	N	N	8240 SE 65TH ST
7	545400	0090	6/15/00	849000	2250	1330	9	1960	4	10560	Y	N	7221 78TH AV SE
7	915970	0006	4/11/01	725000	2250	1130	9	1972	4	14962	Y	N	7060 SE 72ND ST
7	246900	0110	7/11/00	595000	2260	0	9	1962	4	12150	N	N	8428 SE 63RD ST
7	545430	0100	8/23/00	575000	2320	0	9	1965	4	12460	N	N	8641 SE 63RD ST
7	545420	0180	11/27/01	495000	2370	0	9	1966	3	10969	N	N	6222 83RD PL SE

Sales Available for Analysis
Area 34
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	666920	0230	1/24/00	641500	2390	0	9	1967	5	12399	N	N	6521 83RD PL SE
7	192405	9268	12/10/01	494150	2430	0	9	1966	4	14448	N	N	6223 ISLAND CREST WY
7	418840	0070	8/14/00	665000	2440	310	9	1976	4	12350	Y	N	8403 SE 53RD PL
7	252404	9150	2/14/00	1100000	2460	800	9	1962	4	37548	N	N	7620 79TH AV SE
7	865160	0130	5/5/00	615000	2460	0	9	1976	4	9592	N	N	6100 86TH AV SE
7	865160	0160	5/25/00	625000	2510	0	9	1969	4	9842	N	N	8515 SE 61ST ST
7	252404	9167	11/3/00	1250000	2560	880	9	1960	4	41915	N	N	7603 SE 76TH ST
7	666920	0340	7/31/01	655000	2560	0	9	1968	4	9435	Y	N	8220 SE 67TH ST
7	759810	0687	3/7/01	585000	2690	0	9	1986	3	10500	N	N	8415 SE 45TH ST
7	418840	0220	6/1/01	673000	2690	0	9	1974	4	10350	Y	N	5353 LANSDOWNE LN
7	865160	0090	4/19/00	615000	2830	0	9	1968	4	9000	N	N	6010 86TH AV SE
7	101300	0070	5/24/01	615000	2880	0	9	1975	4	10260	N	N	4238 W MERCER WY
7	192280	0060	7/10/01	650000	2890	0	9	1971	4	10135	N	N	8330 SE 61ST ST
7	936570	0383	12/19/01	835000	2900	1470	9	1952	3	20160	N	N	4335 ISLAND CREST WY
7	865160	0030	7/27/01	739000	2990	0	9	1968	5	9317	N	N	8424 SE 61ST ST
7	362920	0010	8/30/01	738500	3060	0	9	1986	4	9856	N	N	8405 SE 78TH ST
7	362920	0090	5/22/00	650000	3100	0	9	1976	4	7688	N	N	7855 85TH PL SE
7	666920	0320	12/11/00	660000	3270	0	9	1969	4	8125	Y	N	8240 SE 67TH ST
7	545280	0555	3/1/01	630100	3330	0	9	1990	3	15300	N	N	6530 81ST AV SE
7	362570	0070	8/18/00	750000	1600	1220	10	1974	5	13384	N	N	8310 SE 83RD ST
7	188900	0080	5/24/01	900000	1870	1020	10	1964	5	11200	Y	N	8416 SE 47TH ST
7	362290	0030	1/5/01	750000	1960	1560	10	1969	5	12576	N	N	5899 84TH AV SE
7	759810	0579	8/15/00	850000	2120	930	10	1964	5	11250	Y	N	4620 84TH AV SE
7	554200	0020	6/6/01	800000	2180	950	10	1977	4	15281	Y	N	7735 WESTWOOD LN
7	545401	0100	8/2/01	758685	2410	0	10	2001	3	6925	N	N	8461 SE 69TH PL
7	362570	0140	8/20/01	900000	2560	1740	10	1968	4	14878	N	N	8435 SE 83RD ST

Sales Available for Analysis
Area 34
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	192405	9128	1/6/00	725000	3060	970	10	1978	4	18730	N	N	5026 W MERCER WY
7	445880	0040	8/1/00	889000	3130	0	10	1975	5	11250	N	N	4 LEWIS LN
7	362571	0040	3/28/00	880000	3410	0	10	1976	4	15550	Y	N	8450 W MERCER WY
7	932010	0070	7/18/00	910000	3680	700	10	1977	4	16150	Y	N	5333 84TH PL SE
7	936570	0083	10/30/01	1100000	3980	1040	10	2001	3	10325	N	N	8315 SE 41ST ST
7	936570	0266	3/3/00	850000	2190	1630	11	2000	3	14948	N	N	8381 CRESTBROOK LN
7	545280	0115	11/13/01	1050000	2470	1410	11	1972	3	9605	Y	N	6820 83RD AV SE
7	414100	0150	11/2/01	915000	2560	0	11	1986	3	12786	N	Y	8108 SE 76TH ST
7	414101	0370	1/26/01	915000	2560	650	11	1987	3	12718	N	Y	8106 SE 79TH ST
7	414100	0240	9/1/00	825000	2600	0	11	1986	3	11765	N	Y	8118 SE 74TH PL
7	320600	0040	5/12/00	1700000	2640	1670	11	1973	4	30761	N	N	7808 79TH AV SE
7	414101	0160	6/13/00	800000	2820	0	11	1988	3	12516	N	N	7890 81ST PL SE
7	414101	0090	1/11/01	960000	2920	0	11	1988	3	17668	Y	N	8101 SE 79TH ST
7	252404	9039	5/26/00	1020000	3110	0	11	1988	3	16878	N	N	7610 79TH AV SE
7	414100	0490	7/30/01	890000	3170	0	11	1986	4	13118	N	N	8116 SE 73RD ST
7	306612	0060	4/19/01	1075000	3270	1450	11	1990	3	10223	N	N	4010 78TH WY SE
7	414101	0500	3/14/00	826000	3360	0	11	1988	3	11271	N	Y	7630 80TH PL SE
7	414100	0170	12/17/01	968500	3490	0	11	1986	3	10146	N	Y	7510 80TH PL SE
7	414101	0380	11/26/01	1060000	3770	0	11	1987	3	13498	N	Y	7880 80TH PL SE
7	414101	0250	8/7/01	1100000	3980	0	11	1986	3	14244	N	Y	8113 SE 76TH ST
7	414167	0240	7/16/01	1279000	4160	830	11	1996	3	14896	Y	N	8142 W MERCER WY
7	414167	0160	7/11/00	1500000	2610	1280	12	1984	4	15071	Y	N	8297 SE 82ND ST
7	414167	0130	6/14/01	1405000	4490	200	12	1988	3	12988	Y	N	8285 SE 82ND ST

Vacant Sales Available to Develop the Valuation Model
Area 34

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	072405	9086	5/14/01	270000	14240	N	N
1	072405	9114	5/18/00	350000	9471	N	N
1	072405	9114	11/10/00	415000	9471	N	N
1	082405	9284	6/18/01	250000	15129	N	N
2	206355	0030	06/25/01	420000	11052	Y	N
2	206355	0040	08/30/00	425000	11270	Y	N
2	265550	0242	02/16/01	350000	13592	N	N
2	265550	0243	03/27/01	350000	11478	N	N
2	545190	0050	1/31/00	350000	12070	Y	N
3	019110	1210	6/8/01	224950	9525	N	N
3	258190	0300	02/23/00	355000	13834	N	N
3	865120	0250	3/14/01	374900	18860	Y	N
3	865120	0250	12/5/01	315000	18860	Y	N
4	192405	9303	1/24/00	430000	26136	Y	N
4	192405	9329	3/28/01	1100000	15026	Y	Y
4	192405	9343	9/19/00	725000	88862	Y	N
4	192405	9344	4/25/00	590989	15225	Y	Y
4	302405	9012	10/30/01	1025000	13415	Y	Y
4	302405	9084	1/31/00	555000	8500	Y	Y
5	330770	0360	1/12/00	406000	6900	Y	N
6	335850	0600	4/18/00	1280000	53670	Y	Y
7	192280	0450	5/8/00	290000	16169	Y	N
7	283710	0010	4/26/00	427000	14271	Y	N
7	320600	0050	5/12/00	800000	28007	N	N
7	335850	1002	8/9/01	565000	15927	N	N
7	362650	0103	8/22/00	370000	15553	N	N
7	545401	0060	2/9/01	225000	8135	N	N
7	759810	0365	10/15/01	80000	36000	N	N